

**City of Crestview Hills
Economic Development Committee Meeting
Monday, June 6th, 2016
5:00 PM**

The Economic Development Committee meeting was called to order by Chairman Dave Kramer at 5:00 pm.

Those attending included Vice-Mayor Frank Sommerkamp, Councilmember Joe Roesel, Drew Litmer, Dave Wurtenberger, Brian Summe, Mike Beiting and Joe Price. A quorum was present. Mayor Paul Meier, City Administrator Tim Williams, and City Attorney Louis Kelly also attended the meeting.

Guest were Tim Burks, Amanda Canter, Mike Studer, and Tom Schleper.

Approval of the minutes from the May 9th, 2016 meeting were approved on motion by Joe Roesel and seconded by Frank Sommerkamp.

Discussion of Crown Point Deed Covenants and Garage Restrictions

City Administrator Williams provided a brief overview of the issue. Mr. Williams noted that the City has discovered that the deed covenants for the subdivision were changed by the developer after the Stage I plan was approved by the City and Kenton County Planning Commission. The Committee discussed at length with the developer during the planning process the placement and number of garages that would be required with the homes. The Committee believed that due to the narrow lot width that no more than two garages should face the street and that there should be no double car/single door garages facing the street. The developers seemingly agreed to this standard during the meeting and subsequent deed covenants submitted to the City. These restrictions formed the basis of the City's approval.

However, one of the City Councilmembers discovered that one of the homes in the subdivision was being built with three garages facing the street, and another home would have a double car garage with a single door.

Tim Burks, representing the development, noted that he felt the earlier Committee discussions were more of guidelines and could be amended later on based on the need of the subdivision and working through the Architectural Review Committee. Mr. Burks stated that six homes are under construction currently, and the neighborhood will be highlighted in the 2016 Northern Kentucky Home Builders HomeFest in August. The average price of the six homes is \$846,000 and four of the six homes are already sold.

Mr. Burks went on to note that the new covenants state that only two garages can be on the same plane and the third (or more) have to be offset by at least eight foot. Mr. Burks further stated that these are pricey homes and that they have to build to the market. Finally, Mr. Burks indicated that he and his partners weren't sure what the Committee really wanted at the time of the negotiations, and they were still fine-tuning the the details at that time.

Mr. Mike Studer from Studer Designs described the current market for empty-nesters and what they were looking for in a new home. Most want to have easy access to the home from the street with front entry garages. The homes in Crown Point will all have carriage style garage doors and they must also have windows. Mr. Studer believes that this design will be aesthetically pleasing.

Mr. Sommerkamp inquired as to whether all homes have to be submitted to the ARC for review. Mr. Burks stated that they do, and that the ARC was unwilling to make changes in the standards for the Drees home.

Mr. Studer stated that garage entrances should be dictated by the streetscape. He did not feel as though the garages would look bad in Crown Point due to the streetscape and variety of housing types on the street. Landscaping and trees will also make a big difference in how the garages look.

Mr. Schleper stated that both Drees and Fisher Homes had to step up there houses in order to build in this subdivision.

Mr. Burks didn't believe the garages will be much of an issue with future homes in the subdivision. He stated that covenants were placed on the subdivision to protect the neighborhood and values of the existing properties.

Mr. Kramer noted that he felt as though the Committee should have a better understanding of the intentions of the Committee in its original approval of the development.

Mr. Studer stated that limiting the number of garages facing the street or limiting the single door double car garages might stymie the development based on market factors.

Mr. Wurtenberger stated that the Committee had met early on with the developers on several occasions to determine acceptable standards. He indicated that what was recorded by the developers was different than what was discussed and agreed upon by the Committee and City Council.

Mr. Roesel stated that if there needed to be changes to the initial agreement, the developers should have brought this back to the Committee for discussion.

Mr. Sommerkamp stated that he felt as though it was the developers who were investing their money into this development, and they should ultimately take responsibility for the design standards and success of the development.

Mr. Williams noted how good planning has impacted Crestview Hills over the years and the responsibility of the Committee and elected officials to ensure our community meets the high standards developed over the years. He also reflected on the Committee's discussions on Crown Point and further how Mr. Dorsey had agreed via an email on the standards discussed in prior Committee planning sessions with the developers.

Mr. Louis Kelly, the City's Attorney, provided a summary of the legal issues surrounding this discussion. He stated that the City Council had made a decision to approve the development based on the submitted deed covenants and that it was inappropriate for the developers to make changes after Council approval.

Mr. Kramer noted that two of the homes, that we know of, are already built with standards that vary from those that were agreed to by the Committee. He thought it was not feasible to require demolition of existing home, but that City does need to resolve the issues going forward.

Mr. Burks suggested some possible compromises that would allow for three front facing garages. Mr. Burks also stated that the homes are required to have minimum landscaping standards including irrigation.

Mayor Meier stated that he thought the Committee might explore a minimum number of acceptable three garage facing homes in the whole subdivision. Should this be 10% of the total?

Mr. Studer indicated that the developers and City should try to find a way to clean up the language in the deed covenants.

Mr. Sommerkamp wondered if the right number might be seven of the forty-two homes could have three front facing garages.

Mr. Schleper stated that he did not know that the recorded deed restrictions were in variance from what was agreed to by the City. Mr. Burks stated that the developers just want flexibility on the three car garages.

Mr. Sommerkamp stated that he believed that the Economic Development Committee should fully review the recorded deed covenants and how those vary from the initially submitted covenants.

Mr. Wurtenberger made a motion for the Economic Development Committee to review the recorded deed covenants within the next thirty days and provide a response to the developers

on those items that would be acceptable to alter from the originally agreed upon standards. Mr. Sommerkamp seconded the motion, and the Committee voted unanimously to approve the motion.

Mr. Williams will provide a side-by-side comparison of the two documents and highlight the changes for the Committee.

The Committee will meet again on Monday, June 13th at 5:00 pm at the City Building Conference Room.

Motion to adjourn by Joe Roesel, seconded by Drew Litmer.

Meeting adjourned at 6:11 pm.