

**City of Crestview Hills
Economic Development Committee Meeting
Thursday, January 4th, 2018
5:30 PM**

The Economic Development Committee meeting was called to order by Chairman Dave Kramer at 5:31 pm.

Those attending included Chairman Dave Kramer, Joe Roesel, Frank Sommerkamp, Jim Gates, Tim Adair, Brian Summe and Paul Sartori. A quorum was present. Mayor Paul Meier and City Administrator Tim Williams also attended the meeting.

Mr. Williams noted that the Mayor has appointed Mr. Mike Albanese to the Committee, representing the College Park neighborhood. Mike is an engineer with KLH Engineering, and has a background in commercial development. He will begin after Council ratification next week.

Minutes from the Monday, October 2nd, 2017 meeting were presented. Joe Roesel had one change to the minutes, noting on page two under Discussion of revised zoning regulations for accessory structures in residential zones that the motion to approve had one 'no' vote. Joe Roesel made a motion to accept the minutes with the change, seconded by Jim Gates. All in favor of the motion to approve.

Discussion of signage regulations in the Institutional Zone

City Administrator Tim Williams noted that Thomas More College had requested the change in zoning regulations for signage in the Institutional Zone be tabled by the City Council at the December meeting. Mr. Williams stated that the College indicated they were planning to develop a master signage plan for the campus, and did not want to change the zoning text until the master plan was completed. Mr. Williams anticipates the Committee will need to review the TMC master plan and proposed new signage changes again sometime in 2018.

Review of proposed text amendment providing rentals of athletic facilities in the Institutional Zone

Chairman Kramer asked Mr. Williams to provide a brief review of the proposed text amendment.

Mr. Williams explained that the College recently received clear approval from the City Council to install permanent lighting on the athletic field on campus. The College is pursuing a NFL grant in conjunction with Holy Cross High School to install the lights. Holy Cross's football team would play all of their home matches on the TMC field as part of the arrangement.

During discussions with TMC officials, they indicated the College planned to lease the athletic field and other TMC athletic facilities for other high school sports, club sports teams and various athletic camps. During that discussion, Mr. Williams stated some concerns about the current zoning language in the INST zone for by-right uses and whether these types of leases were “directly” related purposes as specified in the current zoning code. In order to avoid any future misunderstandings or potential legal challenges, Mr. Williams indicated the best approach would be to amend the current language and remove “directly” from related purposes, and also add language that would provide some boundaries for rentals to assure the primary use was still college related.

Mr. Williams then reviewed the text changes, including removing the word “directly” and adding language that limits athletic facility rentals to no more than 25% of the total available hours in a year. Mr. Williams also asked the Committee if they felt like it would be more appropriate for nursing homes and rest homes to be placed in the conditional use category instead of a ‘by-right’ use. He noted that this type of use creates a good bit of pressure on our public safety services, driving up calls for police and ambulance services. If moved to a conditional use, the College could still place a facility on their property, but the City would have more control on siting, size, etc. working through the Board of Adjustment approval process.

The Committee discussed the proposed language and made a suggestion that operating hours for rentals should end at 10 pm on Sunday through Thursday nights, and 11 pm on Friday and Saturday night. The words “weeknight” and “weekend” were also removed as duplicative terms. The Committee also discussed moving nursing homes and rest homes to the conditional use category. The Committee members were unanimous in their opinion that this use was more appropriate as a conditional use so the City could provide some input and control.

With no further questions or discussion, a motion was made by Joe Roesel, and seconded by Tim Adair to approve the text changes and send along to the City Council. All members in favor of the motion. Mr. Williams will send the proposed changes along to Thomas More College for review prior to putting on the Council agenda. He will note that the changes right now are only to clarify rental usage, and not intended to re-write this zone at this time.

Staff Updates

Mr. Williams provided updates on the mixed-use steering committee work, changes at the Town Center, and recent meetings with St. Elizabeth regarding their facilities in Crestview Hills.

With no further business before the Committee, a motion was made by Joe Roesel and seconded by Paul Sartori to adjourn the meeting.

Meeting adjourned at 6:14 pm.