

City of Crestview Hills
Economic Development Committee Meeting
Saturday, March 31st, 2018
5:30 PM

The Economic Development Committee meeting was called to order by Mayor Paul Meier filling in for Chairman Dave Kramer at 10:02 am.

Those attending included Frank Sommerkamp, Alene Luebbe, Jim Gates, Mike Albanese and Paul Sartori. A quorum was present. Mayor Paul Meier, City Administrator Tim Williams and councilmember Joe Roesel also attended the meeting.

Mayor Meier noted that Chairman Kramer had conflicts with the items on the agenda for the meeting, and therefore chose not to attend.

Frank Sommerkamp made a motion to accept the minutes, seconded by Arlene Luebbe. All in favor of the motion to approve.

OLD BUSINESS

Update on Status of Recent Text Amendments

City Administrator Tim Williams provided an update on the recommended text amendment on Institutional Signs. The City Council postponed sending this item to the Kenton County Planning Commission at the request of Thomas More College. The College indicated they were working on a master signage plan for the entire campus and wanted to incorporate those items into the City's Zoning Code.

Mr. Williams also updated the Committee on the status of the recommended text amendment changing use restrictions in the Institutional Zone. The Committee had recommended the City Council consider dropping the work "directly" from the INST Zone, particularly as it relates to rentals of facilities at Thomas More College. Due to concerns expressed by some residents in the Summit Lakes subdivision, the Mayor asked that the text amendment be postponed until his ad-hoc committee could meet to discuss issues of lighting, noise, and excessive rentals.

Finally, Mr. Williams apprised the Committee on the recent passage of the Outdoor Entertainment Building changes to the zoning code. The Council approved the final reading of the ordinance amending the text at the regular March meeting. Staff is currently preparing an Ordinance establishing an Architectural Review Board and recruiting citizens to fill the five seats on the Board.

NEW BUSINESS

Review of Proposed Stage I Development Plan for St. Elizabeth Healthcare, including properties in Crestview Hills

Mayor Meier asked Mr. Williams to provide a brief review of the proposed Stage I Development Plan for St. Elizabeth. Mr. Williams reviewed the map that had been provided by PDS staff, noting that it was an extensive building plan on both the main hospital campus as well as a number of surrounding parcels. The development plan envisioned over one million square feet of additional space on the main campus, and another 375,000 sq. ft. in adjoining properties. Mr. Williams noted that two parcels in Crestview Hills were included in the plan at the corner of Legends Way and Thomas More Parkway.

Mr. Williams explained that staff was concerned about the lack of a traffic management plan, and noted that usually a Stage I Plan would include more details on the development than was provided in this application. He also stated that developers will normally meet with City staff prior to application to go over the proposed development.

Mayor Meier handed out the PDS staff review of the proposed St. Elizabeth Stage I Development Plan. He noted that PDS staff has recommended rejection of the plan to the Kenton County Planning Commission based on the information provided. PDS staff stated concerns about lack of a traffic study, and other elements that are missing from Stage I Plan submittal requirements in the Edgewood and Crestview Hills Zoning Code.

Mr. Sommerkamp asked about the status of funding for the Turkeyfoot Road project. Staff is not aware of anything beyond the inclusion of a portion of the project in the Governor's Six Year Transportation Plan. Mayor Meier noted that the projected increased traffic volume was probably not currently included in the KYTC traffic study of Turkeyfoot Road.

Paul Sartori inquired about the maximum height of buildings in the RP1 zone. Mayor Meier stated that the maximum height is eight stories. Mr. Sartori was curious as to why some of the buildings were not larger to minimize the number of individual buildings. He thought that the plan was expansive and likely included anything that could possibly be constructed in the future.

After more discussion, the Mayor inquired about the Committee's overall thoughts on the proposed development plan. Mr. Sommerkamp stated that the City should let St. Elizabeth know that they are supportive of the growth and future development.

Mayor Meier stated that the proposed buildings on the south corner of Legends Way and Thomas More Parkway adjacent to Summit Lakes subdivision were a topic of development about twenty years ago. At that time, the Council determined that access to the property was problematic and recommended against development of that parcel.

Mayor Meier expressed his concerns about future traffic impacts with the proposed plan. Mr. Sommerkamp inquired as to whether the Committee might suggest a postponement of the vote by the Planning Commission so more information could be provided about traffic impacts. Mayor Meier read through the City's Zoning Code on submittal requirements for a Stage I Development Plan and noted that a number of the required items were missing in the application. The Mayor thought that the City needed more information before approving the Stage I Plan.

Mr. Sartori then made the motion for the Economic Development and Zoning Committee to recommending denying the Stage I Plan based on a lack of required information in the City's Zoning Code and lack of a traffic study and plan. Mr. Williams stated that he could compose a letter to the Planning Commission Chairman explaining the City's position. Mr. Sommerkamp noted that the letter should emphasize that the City is not opposed to St. Elizabeth growth and development in the area, but is concerned about the impact on traffic congestion. Mr. Albanese stated that he did not feel as though it was out of line for the City to request a traffic study and have discussions with St. Elizabeth about funding for future upgrades based on his experiences with other developments.

With no further discussions, the motion was restated by Mr. Sartori and then seconded by Mr. Sommerkamp. All in favor of the motion to recommend denial at this time pending more information.

Staff Updates

Mr. Williams provided updates on the mixed-use steering committee work, Coldwell Banker leaving for Ft. Mitchell, and the impending departure of the St. Elizabeth Physicians corporate office to Boone County. Mr. Williams noted that the SEP corporate office has a significant payroll tax implication for the City.

The Committee also had a general discussion about economic development in the City, including how incentives are used in Northern Kentucky and whether cities are working together or against one another in recruiting new businesses. Ms. Luebbe expressed concerns about possible poaching of Crestview Hills businesses and Mayor Meier explained how State incentives required a written concession from one City prior to moving to another KY City.

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

Meeting adjourned at 11:27 am.