

City of Crestview Hills
Thursday, August 2nd
5:30 PM

The Economic Development Committee meeting was called to order by Chairman Dave Kramer at 5:33 pm.

Those attending included Frank Sommerkamp, Alene Luebbe, Jim Gates, Paul Sartori and Brian Summe. Mayor Paul Meier and City Administrator Tim Williams also attended the meeting.

Chairman Kramer noted that a quorum was present for the meeting.

Frank Sommerkamp made a motion to accept the minutes, seconded by Paul Sartori. All in favor of the motion to approve the minutes of July 2nd, 2018 as presented.

OLD BUSINESS

Review of recommendations to City's sign regulations by E.D. subcommittee

Chairman Kramer asked City Administrator Williams to review the changes to the signage code.

Mr. Williams explained the background behind the necessary changes, including a Supreme Court case (Reed vs. Gilbert, AZ) in which that city's sign code regulations were overturned because they were considered content based. The Supreme Court, in their opinion, stated that sign codes that include regulations based on content are in violation of the first amendment of the U.S. Constitution. Following the ruling, cities and counties across the country began to review their codes and make updates to ensure they were content neutral. PDS of Kenton County engaged a constitutional attorney to review all of the cities sign codes and make recommendations. The recommended sign code changes for Crestview Hills were approved by the Kenton County Planning Commission prior to review by Crestview Hills. The Economic Development Committee appointed a subcommittee to review the proposed changes and the subcommittee has made several suggestions to the revisions suggested by PDS.

Mr. Sommerkamp noted that he had reviewed the document and the suggested subcommittee changes. He expressed concern that the new sign regulations would not help on the recent problems on College Park drive with vulgar political signs. He also related his opinion that we might be too restrictive in our sign standards.

Mayor Meier suggested that we go through each individual change to the current zoning regulations, as listed by Mr. Williams in his overview memorandum.

The Committee agreed to leave old number five in Section 14.2 and combine into "A". The Committee also agreed with the alterations to new number five in 14.2. The Committee also agreed to remove the new number 12 in Section 14.2.

The Committee discussed and decided to leave in the sign regulations in Section 14.3 number eight as proposed by PDS. (The Committee had voted to add language "related to an activity on that property").

The Committee also discussed at length Section 14.4. The subcommittee had added in Section 14.4 F. 5. and F.6 a provision that a transit company or utility must receive approval from the Zoning Administrator prior to erecting a sign. Mayor Meier expressed concerns about the transit agency installing signs along the right of way that might be oversized, or that does not fit into the community. The Committee decided to leave number 5 as was submitted by PDS, but alter number 6 to require approval by the Zoning Administrator. The Committee also determined that it was appropriate to insert "Directional" related to detached signs smaller than four square feet.

Mr. Williams noted that Section 14.4, I.3. was removed since Crestview Hills does not allow for drive through facilities. However, after further consultation with PDS Staff, it was determined that the section could remain since it also included "drive-up" facilities. Finally, the Committee decided to leave within Section 14.5 (Prohibited Sign Types) number 7. The Committee had contemplated as the maximum size requirement for a prohibited sign type at nine (9) square feet instead of twelve (12) square feet.

In Section 14.6, the Committee determined that adding additional clarifying information on Sign Maintenance was a good step to overcome issue of poorly maintained signs.

The Committee spent a good deal of time discussing the addition for wall signs on institutional use buildings in other zones. It was unclear why PDS chose to add this to the sign regulations update, since it seemingly had little to do with first amendment issues. Several Committee members seemed ok with a maximum sign size of one hundred and fifty square feet, while others expressed concern about this size. Mr. Sommerkamp inquired as to whether allowing for a larger sign would accommodate the signs at Thomas More College. Mr. Williams stated that the Economic Development Committee in earlier discussions on the INST standards had settled on sixty (60) square feet at the maximum size for wall sign visible from the public right of way. This is how the sixty square feet maximum sign size was arrived at by the subcommittee. Discussion ensued on what size would be appropriate for other areas of the City not in an institutional zone. Mr. Williams noted that currently the only other institutional use in the City was the Lutheran Church on Lookout Farm Drive, which is a conditional use in a residential (R-PUD) zone.

After much more discussion, Mr. Summe suggested a maximum wall sign size of eighty square feet for institutional uses in all zones. Mr. Sommerkamp noted that the eight square feet would be sufficient size to accommodate the existing sign on the Library at Thomas More College. Mr.

Williams noted that the TMC Library sign would not meet the reflectivity standards that were discussed by the Committee last year, if those were adopted at some point in the future.

Finally, the Committee discussed the size standards for institutional wall signs for up to the maximum size. After much more discussion, it was determined that one square foot of sign for each 1 and ½ foot of wall space facing a public street would be the most reasonable.

A motion was made by Jim Gates, and seconded by Arlene Luebbe to recommend adoption of the new sign code to the City Council. All were in favor of the motion to recommend adoption of the new sign code, with changes cited above.

Recommendation to City Council on new Mixed-Use Zoning Code

City Administrator Williams provided the Committee an overview of the process for developing the new mixed use code over the past year. Mr. Williams reviewed the genesis of the idea with the City Council at the 2017 goal setting meeting, the formation of the citizen steering committee, solicitation and recommendation of a consultant, and the year-long effort to develop a new mixed use zoning code specific to our community. City staff has worked during the code development stage with property owners that have been identified in the Comprehensive Plan for future mixed use redevelopment.

The City's consultants and the Mixed-Use Steering Committee provided a detailed presentation of the new mixed use zoning code to the Economic Development and Zoning Committee in late June. The presentation provided Committee members the opportunity to better understand the goals of the new zoning text, including the steering committee's desire to balance greater density with a higher level of building design, interior circulation, and a more pedestrian friendly design.

Mr. Williams stated that the City held a public open house and listening session in July and has periodically updated the public on the process over the past year in City newsletters. Several citizens attended the open house, and provided additional feedback. The largest concern was over the height of a possible office building in the MX-1 zone (current Town Center property). Based on resident feedback, the maximum allowable height was reduced from eight stories to five and one half stories. A couple of residents expressed opposition to a hotel in the City during the open house. Brian Summe asked about where a potential hotel would be located. Mr. Williams stated that due to setbacks from single family residential zones, a hotel would have to be either near the TGI Fridays location, or at the corner of Turkeyfoot and Thomas More Parkway. Due to the potential cost of land acquisition, and building requirements with the new zoning district code, any hotel would have to be higher-end and command a higher nightly rate. The Committee felt that the hotel option should be left within the zoning text as written.

Committee members expressed satisfaction with the process and stated the final proposed plan seemed logical and was well tailored to Crestview Hills. Mr. Williams explained the next steps in the process. If the Economic Development Committee recommends the final plan to City Council, Council will then authorize the Mayor to submit the text amendments to the Kenton County Planning Commission for a public hearing and review. This will likely take place at the September 6th KCPC meeting. A recommendation will then be forwarded to the City Council in October. If the City Council chooses to adopt the new zoning district, first reading would be held in October, and second reading and passage either in late October or the regular November Council meeting.

Mr. Sommerkamp made a motion to recommend to the City Council adoption of the new zoning code, with the most recent changes incorporated based on the public open house and additional public input. The motion was seconded by Arlene Luebke. All in favor of sending the new Mixed Use Zoning text to the City Council with a recommendation of approval.

(Chairman Kramer left the meeting)

Other Business

Mr. Williams provided a brief overview of recent meetings he has had with a potential new medical office development in the office park. The new building would be about 15,000 sq. ft. and house a single use medical practice. Approximately 45 doctors and staff would work in the office building. Since a Stage I development plan will be approved in August by the City Council for the site as it was included in the St. Elizabeth campus development plan, we have requested that the development's Stage II plan be presented to this Committee prior to final approval. It appears the Stage II plan will be available in September for the Committee to review.

The Committee had a brief conversation about the Buttermilk Pike (former Drawbridge Inn) site and competition for health care services in Northern Kentucky.

With no further business to come before the Committee, a motion was made by Jim Gates, and seconded by Paul Sartori to adjourn the meeting. All in favor of the motion to adjourn.

Meeting adjourned at 6:36 pm.