

City of Crestview Hills
Monday, September 24th, 2018
5:30 PM

The Economic Development Committee meeting was called to order by Chairman Dave Kramer at 5:30 pm.

Members attending included Frank Sommerkamp, Jim Gates, Tim Adair, Mike Albanese and Brian Summe. Mayor Paul Meier and City Administrator Tim Williams attended the meeting. Sandy Tenhundfeld and Rick Posey representing Design Build Solutions 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 Jim Gates. All in favor of the motion to approve the minutes of August 2nd, 2018 as presented.

OLD BUSINESS

Clarification of off-premise temporary signs in the sign code text amendments

City Administrator Williams noted that in the review of the recommended sign code changes at the last meeting, the Committee did not come to a conclusion on off-premise temporary signs. This was the last item left before the recommendations could be sent along to the City Council. Mr. Williams stated that the Committee members went back and forth on the issue, with some concerned about the proliferation of temporary signs.

Mayor Meier clarified the question – whether the Committee believes we should add language that allows only signs related to the activities on that parcel, or whether any sign could be placed on a temporary basis. There was additional discussion among the members. Mr. Williams noted that the current language could potentially lead to a proliferation of signs, especially along our major corridors such as Dixie Highway and Turkeyfoot Road. An enterprising property owner could place advertising signs on their property. Brian Summe inquired whether this has been an issue to-date, and Mr. Williams stated that most temporary signs in the City have been in the right of ways (prohibited), or advertised services on that property (HVAC, lawn services, roofing, etc).

After further discussion, Tim Adair made a motion to accept the language as proposed by the PDS consultant. He noted that if off-premise signs become an issue in the future, the Committee can address it at that time. The motion was seconded by Mike Albanese. All in favor of the motion to accept the language as presented in the Committee's recommendation to City Council.

NEW BUSINESS

Review of proposed medical office building on Legends Way and Thomas More Parkway

Mr. Williams summarized the request from the applicant, Design Build Solutions, to construct a 15,500 square foot medical office building at the corner of Thomas More Parkway and Legends Way. The property is currently owned by St. Elizabeth Healthcare, but will be sold to Design Build Solutions for construction of the new building. Design Build Solutions will lease the building to a single medical office tenant. The name of the business has not yet been revealed by the developer.

Mr. Williams noted that the City has met with the developer on four occasions to work through the development process. Time has been spent on the orientation of the building on the property, the design elements of the building, and the timeline for approval. Finally, Mr. Williams noted that the Phase I approval has already taken place for this property in conjunction with the St. Elizabeth Stage I process for the main hospital campus. He wanted to bring it to the Economic Development and Zoning Committee for review before the Stage II was approved by the City.

Ms. Sandy Tenhundfeld from K4 Architecture provided a presentation of the proposed development. The Committee members had a number of questions regarding the proposed medical office building based on the plans. Mayor Paul Meier asked about the parking lot and whether the lot encroached into the setbacks. Ms. Tenhundfeld indicated that the current plan did have slight encroachment into the setback next to the Duke Utility substation. Mr. Williams stated that the developer would need a setback variance from the Board of Adjustment unless the encroachment was de minimis. Mayor Meier asked about our text amendments in 2016 that shortened the length of parking spaces if there was an overhang, and whether new requirements for parking were decreased. Mr. Williams noted to Ms. Tenhundfeld that the City reduced the length of parking spaces in our zoning code from 19 to 18 feet. She stated that they would look at the existing plans and determine if this would provide sufficient room to keep the parking out of the setbacks.

Mr. Williams inquired about sidewalks and pedestrian access to the building. He stated that the Kenton County Comprehensive Plan requires pedestrian connections and the building would need a sidewalk adjacent to Legends Way and access point into building.

Responding to a question regarding landscaping, Ms. Tenhundfeld noted that the tenant of the building would require more landscaping than what is shown in the plans. She further stated that the side of the building facing Legends Way would be extensively landscaped with evergreen materials so the small windows would not stick out so much. This would also be the case on the rear of the building.

Mr. Williams noted that the plans had been reviewed from a couple of members of the City's BOA (one is an architect and one a commercial developer). He also requested an opinion from the City's mixed-use consultant. A few of the areas that were highlighted included the use of EIFS on the parapets other than the main entrance (which is metal), hiding the HVAC units from view, the sizing and orientation of windows, metal roofing, and the faux stone product. Mr. Albanese asked for clarification on the type of HVAC units that will be utilized on the building and getting assurance they are of an appropriate size to hide on the roof. Ms. Tenhundfeld indicated they would be completely concealed on the roof of the building behind the parapets.

The Committee discussed each of the items, and determined the currently presented design was acceptable if the parking lot did not encroach into the setback area, landscaping met the City's requirements and was sufficient to cover blank walls underneath the small windows, and the sidewalk and pedestrian connection was added.

A motion was made by Brian Summe, seconded by Tim Adair to express support for approval of the Phase II development plan for the proposed medical office building. All members present voted in favor of the motion.

Other Business

Mayor Meier brought up a recent question from a resident in Lookout Farm regarding the City's current ban on yard/garage sales on Sundays. The resident stated that it was at times inconvenient to conduct yard or garage sales on Friday or Saturday and would like the City to consider removing the ban on Sunday garage sales.

Mayor Meier noted that he placed this item in the Economic Development Committee for further input and discussion. The Committee discussed the reasons why Sunday's may have not been included in acceptable days for garage/yard sales and whether those reasons were still valid. Discussion ensued. Many members discussed ambivalence on whether Sunday garage/yard sales should be prohibited. Mr. Sommerkamp expressed his thought that Sunday should be a day of rest, and yard sales would potentially generate more traffic in neighborhoods. Mr. Adair confirmed that the City only allows two garage/yard sales per year. After further discussion, Mr. Adair made the motion to recommend to the City Council amending the current ordinance to allow for Sunday garage/yard sales. Mike Albanese seconded the motion. All in favor of the motion to recommend Sunday sales except Mr. Sommerkamp, who voted to oppose expansion of garage/yard sales to Sunday.

With no further business to come before the Committee, a motion was made by Brian Summe, and seconded by Tim Adair to adjourn the meeting. All in favor of the motion to adjourn.

Meeting adjourned at 6:46 pm.