

**CITY OF EDGEWOOD
COUNCIL MEETING MINUTES
July 6, 2020
6:30 PM**

CALL TO ORDER – Mayor Link called the meeting of the Edgewood City Council to order at 6:30 pm in the Edgewood Senior center. The following council members were present: Dale Henson, Ben Barlage, Joe Messmer, Jeff Schreiber, Rob Thelen, Tony Ward and Kim Wolking. Also, in attendance were City Administrator Brian Dehner, City Clerk Belinda Nitschke and City Attorney Frank Wichmann.

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA – Approved

APPROVAL OF MINUTES – June 15, 2020 MRAF Public Hearing – Mr. Ward made a **motion** to adopt the June 15, 2020 MRAF Public Hearing minutes as written; second by Mr. Messmer. **Motion passed: 7 ayes – 0 nays.**

June 15, 2020 Council Meeting Minutes – Mr. Henson made a **motion** to adopt the June 15, 2020 minutes as written; second by Mr. Ward. **Motion passed: 7 ayes – 0 nays.**

REPORT/PRESENTATIONS – Mayor Link stated KLC will hold their convention this year.

CITIZENS DESIRING RECOGNITION ON LEGISLATIVE MATTERS NOT ON THE AGENDA – none

UNFINISHED BUSINESS – none

NEW BUSINESS – Grand Garden – Argumentative hearing and comments are limited to the PDS topics and record:

Emi Randall, PDS – Ms. Randall explained PDS’s staff’s role is to make recommendations to the Kenton County Planning Commission on map and text amendments. Their staff role is to assess these applications and how it compares to the county wide comprehensive plan. The request is to rezone an area of 12.8 acres on the east of Garden Way near Columbine from an R1-B to an R1-C both are single family residential zones. Ms. Randall stated the zoning being requested is the same as the surrounding zones of R1-C. The requested zoning amendment is consistent with the county comprehensive plan. PDS did hold a virtual public hearing on the issue. Mr. Schreiber asked on page 8 of the report #2 states the staff identified the goals and recommendations of the map amendment and some are consistent with the plan and some are not. Ms. Randall stated more information on this issue is on pages 5 & 6 and addressed the issues. Inconsistencies in multi modes of transportation and portions of the City of Erlanger of the project. Mr. Henson asked when the last time the comprehensive plan was updated. Ms. Randall stated that a 5-year update was done this past fall of the comprehensive plan. Mr. Thelen asked about preserving the hillsides in the request. Ms. Randall stated that the portion in Erlanger is using a cluster development overlay to help preserve the hillside. Mr. Henson asked how the City of Erlanger hillside protection will affect the Edgewood section. Ms. Randall stated that when a development is done on a steep hillside there are extra regulations and construction standards. Mr. Henson asked if we deny the change will this have an inverse impact on the hillside protection. Ms. Randall stated no it would not.

Mr. Schreiber asked why this was not done during the last comprehensive plan update. Ms. Randall stated that the comprehensive plan is a different document than your zoning regulations. A zone change occurs when a landowner requests the change. Mr. Ward stated that the biggest concern they are getting is a concern about traffic and what research was done. Ms. Randall stated that at this time in the process that research has not been conducted yet. It is required in the next phase of the process. The developer would need to perform a traffic impact study. Ms. Randall stated that if the map amendment was not approved the developer could continue the development with the R1-B zoning. The request matches the required density but is requesting set backs on the lots.

Rick Robinson, 550 Garden Way asked why developer has agreed to put in connectors in the development. Are they connecting Garden Way to the City of Erlanger. Ms. Randall stated that the connectors are specifically trail and pathway connections from one cul-de-sac to another.

Mr. Messmer asked that if they are putting in 100 homes can they put in another access in Erlanger.

Mr. Wichmann stated that the discussion this evening can only pertain to what was discussed at the PDS meeting. Comments have to be limited to what was discussed in the planning commission meeting and is therefore inappropriate. Mr. Wichmann stated that they could schedule another meeting if they wanted to but they do not have to.

Mike Thelen, 3061 Magnolia, Mr. Thelen asked who was in favor of this development. Mr. Wichmann responded that that was not an issue that was discussed by the planning commission meeting and therefore inappropriate. Mr. Thelen asked where he can get a copy of this report to take a look at. He also asked if traffic was brought up. He then said that there should be another meeting and that not enough notice was given for this meeting because it was just announced on Facebook last Friday. Mr. Henson corrected Mr. Thelen's statement that the meeting was just announced last Friday. Mr. Henson stated that the meeting was discussed at the June 15th meeting and is in the meeting minutes and the public meeting conducted by PDS was open to the public online and announced. Mr. Henson personally sent links to concerned citizens. Mrs. Nitschke stated that the meeting was announced on June 16th on all social media and webpage and Mr. Dehner stated that anyone who had emailed the Mayor regarding this issue was sent an email about the meeting.

Nick Lowry, 532 Garden Way, Mr. Lowry asked why the applicant didn't articulate a reason for the change of the number of houses in their request. Mr. Lowry asked what the developer was going to do with the street stubs and not install cul-de-sacs. Mr. Lowry stated that his families biggest concern was that this would jeopardize neighborhood safety due to the increased traffic and community safety was important in the comprehensive plan. Mr. Lowry stated that every representation of lot size and buildable land in the application was in favor of the applicant. Mr. Lowry stated that in their request they stated their concern that some open space was too steep to pave and there was not a balance between lot size and open space. Mr. Lowry stated that the planning commissions favorable comments for the request were illogical and irrelevant. Mr. Lowry stated that during a pandemic it was impossible to get an accurate traffic study. Mr. Lowry's concerns were property values, traffic school attendance and to make sure council takes into consideration their citizens concerns. The city should celebrate smart development. Mr. Lowry asked council to make the right decision based on the citizens concerns and reject the plan. Mr. Lowry stated plans mean nothing but planning means everything.

Jim Walsh, 539 Garden Way, Mr. Walsh asked what is the reason you would make a zoning change. He was not satisfied with the answers from the planning commission meeting. Mr. Walsh stated it was cart before the horse to make the change before you have the traffic study. Mr. Walsh recalls a second access was brought up at the meeting at Hergott.

Katie Hamilton, 3206 Charter Oak – Ms. Hamilton agreed with all the previous statements given by the residents.

Diane Strickland-Jordan, 575 Garden Way, Ms. Strickland-Jordan stated we support development done the right way. Ms. Strickland-Jordan said on page ten the problem with the traffic report is an increase of 100 cars per hour on Garden Way. The roads are not made for that amount of traffic. This type of traffic will change the character of the community and hopes council will vote against this request.

John Harkrader, representing Tom Schreiber the developer. He wanted to reiterate the request is consistent with the comprehensive plan and did have a favorable recommendation from PDS. He hopes council will go forward with the recommendation. Mr. Messmer asked that only a small area is R1-C. Mr. Graver pointed out the area that is R1-C on the map.

Mr. Thelen asked Emi Randall, PDS a question from the staff report there was a picture of the lot size and layout but a note stating that the map could change in the future. Ms. Randall stated they are not required to submit a development plan and if it was reconfigured it would still meet all the requirements.

Mr. Schreiber stated that he is against the map amendment request. Mr. Schreiber stated on the record that according to the comprehensive plan: 1. Not the intent to promote development at the upper end of density range. 2. Negative impact on existing transportation network. 3. Development should be phased to make most efficient use of existing infrastructure. 4. Where appropriate minimum density regulations should be established. 5. Impact of new developments on existing transportation systems should be carried out prior to approval of all preliminary plats. 6. A variety of residential density is desirable throughout the county. 7. In areas where urban services can't be provided residential development should be at a very low density and rural.

Mr. Thelen agreed with Mr. Schreiber and that the land use recommendations do not match the comprehensive plan and would lead to unsafe transportation network and the map amendment is not needed.

Mr. Henson agrees with all the reasons with Mr. Schreiber and noted that almost half of the planning commission voted to deny the map amendment.

Mr. Henson made a **motion** to override the recommendation of the planning commission and deny the proposed map amendment on a finding that the proposed map amendment is inappropriate and inconsistent with the comprehensive plan based on the record of the planning commission; second by Mr. Schreiber. Mr. Barlage and Mrs. Wolking voted nay. **Motion passed 5 ayes – 2 nays.** Mrs. Wolking stated that she is voting nay on the motion, she understands why residents are against the amendment but the City of Erlanger side of the development is already a done deal and she feels the amendment is in compliance with the comprehensive plan and PDS has done its best job. Mrs. Wolking would support any traffic solutions that are needed. Mr. Barlage stated he was voting nay on the motion; he grew up on Winding Trails where there are 266 homes with one way in and one way out and has a hard time understanding the traffic concerns for Garden Way. He understands the traffic concerns for Charter Oak and the traffic light. Mr. Barlage stated not everyone wants to live on a ½ acre lot and the amendment matches the zoning currently in Garden Way.

ORDINANCES, MUNICIPAL ORDERS, AND RESOLUTIONS – Resolution 2020-04 – Approving to sign KLC Investment Pool Interlocal Agreement. Mr. Messmer made a **motion** to adopt Resolution 2020-04; second by Mr. Ward. **Motion passes: 7 ayes – 0 nays.**

ANNOUNCEMENTS

- Join us tomorrow night for our Tuesday Night Concert with Wild Rice Band (Rock, Blues, Country) at Presidents Park starting at 7:00 pm.
- July 14th Tuesday Night Concert – County Wide Band (Classic Rock/Country)
- Sign up now for the 17th Annual Mayors Golf Outing – Friday, August 14th at Twin Oaks.

ADJOURNMENT

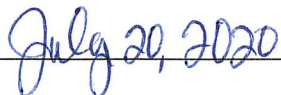
Mr. Henson made a **motion** to adjourn at 7:30 p.m.; second by Mrs. Wolking. **Motion passed: 7 ayes – 0 nays.**

Attest:


Belinda Nitschke, City Clerk


Mayor John D. Link

Date passed:


July 20, 2020