

CITY OF EDGEWOOD
SPECIAL COUNCIL MEETING MINUTES
January 5, 2022
6:00 PM

CALL TO ORDER – Mayor Link called the special meeting of the Edgewood City Council to order at 6:00 PM in the council chambers of the Edgewood City Building. The following council members were present: Ben Barlage, Dale Henson, Darla Kettenacker, Joe Messmer (arrived at 6:07pm), Jeff Schreiber, Rob Thelen 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 MINUTES – December 20, 2021 Council Meeting Minutes – Mr. Barlage made a **motion** to adopt the December 20, 2021 council meeting minutes as written; second by Mr. Henson. **Motion passed: 6 ayes – 1 abstention.** Mr. Thelen abstained.

Proposed Map Amendment Recommendation by KCPC for 1.4 Acres of 990, 996 & 998 Dudley Road from PO to HC –

Mr. Henson stated that Kentucky Revised Statutes requires that any planning commission or legislative body that the map amendment must be in compliance with the current comprehensive plan. KCPC stated that the zoning amendment was in general agreement with the comprehensive plan. Mr. Henson stated that he voted in favor of the amendment at the last meeting based on two factors. One that the applicant stated that today a sit-down restaurant could be built without a map amendment and a sit-down restaurant was not substantially different than a drive through restaurant. Two PDS staff stated that it was in compliance with the comprehensive plan and per KRS 100.213 he voted to approve the map amendment. He has since re-watched the PDS hearing and discovered testimony from PDS staff that the restaurant would be required as an accessory use. Mr. Henson stated that this changes his opinion and vote on the issue.

Mr. Schreiber stated that he voted against the map amendment and that it is not in compliance with the comprehensive plan.

Mr. Thelen stated that he will approve the map amendment except for the portion regarding the traffic impacts and the left-hand turn would not be conducive to the traffic and Sperti Drive. Mr. Thelen stated that the traffic safety is his only issue and would like assurances that if approved council would be included in the traffic studies.

Mrs. Kettenacker stated that looking into the concept of a Chic-Fil-A style drive-thru this project could increase the traffic by 100 cars and hour. Mrs. Kettenacker stated that in consideration of the safety of the residents she will be voting against the map amendment.

Mr. Barlage stated according to the current plan that there would be many facilities that could be built at the location that would increase traffic at the site the same as a drive-thru restaurant. Mr. Barlage stated that he would not want to burden a property owner regarding a traffic issue that is a product of the traffic from Independence and KYTC is looking into alleviating this problem. Mr. Barlage has not found enough evidence to vote against the map amendment and he would be in favor of it.

Mrs. Wolking stated that this is a quote from the supporting information for the basis of approval for the KCPC recommendation, “The proposed development is in agreement with the comprehensive plan for mixed use.” Mrs. Wolking stated that the plan for improvements or changes to Dudley Road is not set in stone. Mrs. Wolking stated that PDS’s opinion was that the two entrances would not have a negative effect on the traffic. Mrs. Wolking also stated that there were no more accidents in that area than other areas of the city. She said that during peak hours there are many traffic issues in the city not just this area. She also stated that we should be welcoming to new businesses and that she is for the map amendment.

Mr. Messmer stated that his vote stands.

Mr. Schreiver stated that the current zoning does not include a restaurant and the comprehensive plan was reviewed in 2019 and it was not changed.

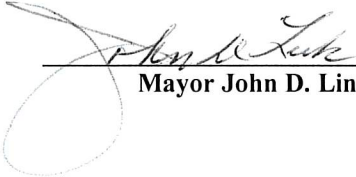
Mr. Schreiver made a **motion** to reject the Zoning Map Amendment Recommendation by KCPC for the 1.4 acres at 990, 996 & 998 Dudley Road from PO to HC and override their decision; second by Mr. Henson. **Motion passed: 4 ayes – 3 nays.** Mr. Barlage, Mr. Thelen and Mrs. Wolking voted nay.

ADJOURNMENT

Mr. Henson made a **motion** to adjourn at 6:21 p.m.; second by Mr. Messmer. **Motion passed: 7 ayes – 0 nays.**

Attest: 

Belinda Nitschke, City Clerk



Mayor John D. Link

Date passed: 1/12/22