



City of Taylor Mill

est. 1957

Memorandum

DATE: May 20, 2016
TO: All City Commissioners and Interested Parties
FROM: Daniel L. Bell, Mayor
RE: Special Meeting

The City of Taylor Mill will hold a special meeting on Monday, May 23, 2016 at 7:00 p.m. The purpose of the meeting is to discuss and potentially take action on a \$7.5 million dollar development proposal to expand the existing Farm Apartment Complex presented by Jim Cohen, Community Management Corporation. The City Commission may also address any additional business that may be brought before them for discussion and/or action. The meeting will be held at the Taylor Mill Municipal Building located at 5225 Taylor Mill Road, Taylor Mill, KY, 41015.

For additional information please contact Ms. Jill Bailey, City Administrator, at 581-3234. Thank you.

**City of Taylor Mill
SPECIAL COMMISSION MEETING
May 23, 2016**

The meeting was called to order at 7:00 p.m. by Mayor Bell. Mayor Bell led the Pledge of Allegiance, followed by the invocation led by Commissioner Reis. The City Clerk called the roll.

Mayor Bell	Here
Commissioner Murray	Here
Commissioner Kreimborg	Here
Commissioner Kuehne	Here
Commissioner Reis	Here

The Mayor noted that a quorum was present for the meeting. Ms. Bailey stated the purpose of the meeting is to have a second reading of an ordinance and to discuss and potentially take action on a seven and a half million dollar development proposal to expand the existing Farm Apartments and for potential discussion about the development agreement discussed at the prior Commission Meeting.

Mr. Wichmann gave a second reading of an Ordinance of the City of Taylor Mill, in Kenton County, Kentucky, amending the Taylor Mill Zoning Ordinance to change the zoning map thereof to re-classify thereon an approximate 6.8 acre parcel that is located and known as 5136 Old Taylor Mill Road in the City from DTM-1 (a multi-use zone) and R-1C (a single family residential zone) to R-2 (an attached single-family and multi-family zone) with an agreed development plan.

Ms. Bailey stated a draft copy of the development plan agreement has been provided. Ms. Bailey stated details of the agreement need clarification including the fencing and remediation of the trees. Ms. Bailey stated wanting to give adjacent property owners final answers and details on what to expect.

Mayor Bell stated receiving an email agreement between Mr. Cohen and Mr. and Ms. Frantz. Mayor Bell read the email.

Ms. Frantz stated no agreement was made. Ms. Frantz identified each issue that needs addressed including the additional dumpster location, the excavation plan, and the trees near and on the property line. Ms. Frantz asked for further clarification on ash trees and replacement of trees. Ms. Frantz asked for further clarification on trees that die during construction. Ms. Frantz

stated not having a copy of the new plan Mr. Cohen presented. Ms. Frantz asked for further regulations on zoning requirements.

Ms. Bailey stated everything must be done within the zone's requirements that is applicable.

Ms. Frantz stated fencing along the property line has not been agreed to.

Mr. Cohen of Community Management Corporation (CMC) addressed the Commission. Mr. Cohen stated he will expand the dumpster pads and enclose them. Mr. Cohen stated not excavating within fifteen feet of the property line will not be a problem. Mr. Cohen stated marking the large trees within the property line with drip line fencing is part of the requirement and standard practices and has no problem doing that. Mr. Cohen stated he will not replace emerald ash trees as they are dying anyhow. Mr. Cohen stated he will replace healthy trees within three years that inadvertently die because of getting within the drip line. Mr. Cohen stated doing everything they can to avoid that. Mr. Cohen stated it may not be possible to agree to no buildings within forty feet from property line. Mr. Cohen stated what has been submitted in phase one is a preliminary development plan based upon existing geographical surveys that are available. Mr. Cohen stated the property has not been surveyed yet. Mr. Cohen stated they will do a geotechnical report and survey the entire properties and will know where the trees are. Mr. Cohen stated he will then know exactly where the buildings will sit. Mr. Cohen stated zoning code will be followed. Mr. Cohen stated not knowing if people will cut through to adjacent properties and there is a twelve foot cut along the property line. Mr. Cohen stated if there is an area people are getting through they will put up fencing or signage.

Ms. Frantz asked for further clarification on the trees.

Commissioner Reis pointed out a discrepancy between the numbers of years trees would be replaced. Commissioner Reis stated that Ms. Frantz stated four years and Mr. Cohen stated three years.

Mr. Cohen stated they will not excavate within fifteen feet of the property line and will mark trees with drip line fencing along the property line that are above twenty four inch caliber. Mr. Cohen stated he will replace trees that die within four years of the date of commencement of construction that are inadvertently killed of the larger trees, excluding emerald ash. Mr. Cohen stated trees will be surveyed. Mr. Cohen stated these issues will be on the final development plan.

Mr. Cohen again stated he will not replace the ash trees.

Ms. Frantz presented pictures of a small camp and trash in the woods.

Commissioner Murray stated fencing ideas to serve as barrier.

Mr. Cohen agreed to reimburse up to five hundred dollars for fencing that the neighbors put it.

Ms. Frantz stated it felt like a burden.

Further discussion took place regarding fencing options.

After further discussion, Mr. Cohen agreed to reimburse his neighbors up to one thousand dollars for fencing that they put in.

Commissioner Reis reviewed the submitted plan with the Mr. and Ms. Frantz.

Ms. Frantz stated twenty four inch caliber is large for trees.

Mr. Cohen stated there is only a certain size of tree the surveyor will identify. Mr. Cohen stated he will agree to twenty four inches.

Commissioner Reis made a motion to adopt an Ordinance of the City of Taylor Mill, in Kenton County, Kentucky, amending the Taylor Mill Zoning Ordinance to change the zoning map thereof to re-classify thereon an approximate 6.8 acre parcel that is located and known as 5136 Old Taylor Mill Road in the City from DTM-1 (a multi-use zone) and R-1C (a single family residential zone) to R-2 (an attached single-family and multi-family zone) with an agreed development plan. Commissioner Kreimborg made a second. The Clerk called role.

Commissioner Reis – Yes
Commissioner Kreimborg – Yes
Mayor Bell – Yes
Commissioner Kuehne – Yes
Commissioner Murray – Yes

MOTION CARRIED

Ms. Bailey stated the Commission needed to have an Executive Session under 61.810(f) to discuss hearings which might lead to the appointment, discipline, or dismissal of an individual employee. Commissioner Murray made a motion for the Commission to go into Executive Sessions. Commissioner Kuehne made a second. All Commissioners present were in favor.

MOTION CARRIED

The Commission went into Executive Sessions at 7:53 p.m.

Mayor Bell called the meeting back to order at 8:10 p.m.

There being no further business, Commissioner Reis made a motion to adjourn. Commissioner Kreimborg made a second. All Commissioners present were in favor.

MOTION CARRIED

