

**City of Taylor Mill  
Commission Meeting  
June 10, 2015  
7:00 p.m.**

**CALL TO ORDER:**

**INVOCATION/PLEDGE OF ALLEGIANCE:** Mayor Bell and Commissioner Reis.

**MINUTES:** Minutes from the May 13, 2015 Commission Meeting.  
Minutes from the June 4, 2015 Special Commission Meeting.

**GUESTS:** David Utz – 5144 Keavy Road.

**LEGISLATION:** \***2<sup>nd</sup> Reading** of an Ord. amending the budget for Fiscal Year 2014-2015.  
\***2<sup>nd</sup> Reading** of an Ord. adopting a budget for Fiscal Year 2015-2016.  
**Resolution** adopting the TBNK Needs Assessment Report re Franchise Renewal  
**Resolution** adopting the Municipal Road Aid Agreement for FY 2015-2016.  
**Municipal Order** adopting Complete Streets Policy.

**UNFINISHED BUSINESS:**

DTM 2 Text Amendment – Martin Scribner, Planning & Zoning Director.  
\*Phil Peace – Property Owner within DTM 2 Zone.  
\*Marty Butler – Attorney representing Phil Peace.  
\*Shariff Abdrabbo – 3226 McCowan Drive.  
\*Tim Kling – United Dairy Farmers  
\*Casey Ward – Midland Atlantic Real Estate Group.  
\*Glenn Howard – 6195 Grey Oaks Drive.  
\*Adrian & Mona Vickery - 3190 Taylor Creek Drive.

**NEW BUSINESS:** **Appointment** of Dave Dunlap to the TBNK Advisory Board.  
**Articles of Incorporation** creating 501(C) 3 for Pride Park.

**BUILDING & ZONING:**

**DEPARTMENT REPORTS:** City Administrator.                      Legal Counsel.  
Administration.    Maintenance.  
Engineering.    Parks & Recreation.  
Finance.    Police.  
Fire.

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

**ANNOUNCEMENTS:**

**City Of Taylor Mill  
COMMISSION MEETING  
June 10, 2015**

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

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

Mayor Bell noted that a quorum was present for the meeting.

Commissioner Kuehne made a motion to accept the minutes from the Commission Meeting on May 12, 2015 as submitted. Commissioner Kreimborg made a second. All Commissioners present were in favor.

**MOTION CARRIED**

Commissioner Reis made a motion to accept the minutes from the Special Commission Meeting on June 4, 2015 as submitted. Commissioner Murray made a second. All Commissioners present were in favor.

**MOTION CARRIED**

**GUESTS:**

David Utz of 5144 Keavy Road addressed the Commission with his concerns about Keavy road slanting toward his house and the curb causing his property to hold a great deal of water. Ms. Bailey advised Mr. Utz she would have the City Engineer and Maintenance Department look at the street to see what could be done.

**LEGISLATION:**

Mr. Frank Wichmann gave a second reading of an ordinance amending the budget for fiscal year 2014-2015. Commissioner Murray made a motion to adopt the budget amendment ordinance. Commissioner Reis made a second. The Clerk called role.

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

MOTION CARRIED

Mr. Wichmann gave a second reading of an ordinance adopting a budget for fiscal year 2015-16. Commissioner Kreimborg made a motion to adopt the budget ordinance. Commissioner Kuehne made a second. The Clerk called role.

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

MOTION CARRIED

Ms. Bailey explained the approved budget for fiscal year 2015-2016 provided for the elimination of the \$10.00 Taylor Mill Motor Vehicle License Fee and that it would be necessary for Mr. Wichmann to draft an ordinance repealing this tax. Commissioner Reis made a motion to direct Mr. Wichmann to draft an ordinance repealing the Taylor Mill Motor Vehicle License Fee. Commission Murray made a second. The Clerk called role.

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

MOTION CARRIED

Tim Broering from TBNK addressed the Commission and said that TBNK is asking all cities to adopt a resolution approving the needs assessment report that identifies future cable related needs that can be used in negotiating and renewing the cable franchise currently held with Insight Kentucky Partners.

Commissioner Murray made a motion to adopt the resolution accepting, adopting and approving the needs assessment report identifying the future cable-related community needs and interest of the city in connection with the renewal of the cable television franchise presently held by Insight Kentucky Partners, II, L.P. Commissioner Reis made a second. The Clerk called role.

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

**MOTION CARRIED**

Ms. Bailey explained the next piece of legislation was a municipal order approving the Complete Streets Policy. Ms. Bailey stated this order would encourage builders and the city to consider all forms of transportations when planning building projects that arise in the city. Commissioner Kreimborg made a motion to adopt the municipal order approving the Complete Streets Policy. Commissioner Kuehne made a second. The Clerk called role.

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

**MOTION CARRIED**

**UNFINISHED BUSINESS:**

Mr. Martin Scribner from Planning and Development Services of Kenton County addressed the Commission and presented a history of the proposed DTM-2 text amendments and to review the staff recommendations of PDS. Mr. Scribner summarized the proposed changes the text amendments would provide including required minimum development area, permitted uses, increased setbacks, parking location and requirements, pedestrian/plaza requirements, design consideration pertaining to roof forms and walkways, landscaping requirements and gas station use standards.

Mr. Scribner stated in 2006 a small area study for I-275/KY-16 improvement area was completed. In 2007 the four downtown Taylor Mill zones were adopted based on that small area study. In 2014 text amendments were presented regarding parking requirements and gas stations and minimum building heights in DTM-2 and DTM 3.

Mr. Scriber explained that the zones were adopted as a result of the 2006 study and the zones were designed to permit mixed use walkable downtown areas. The DTM-2 zone was to provide small to medium retail and office services. Mr. Scribner stated the DTM-2 had more relaxed uses than DTM-1. The DTM-2 zone calls for zero setbacks and a continuous street wall to create a pedestrian friendly environment. Mr. Scribner explained that Direction 2030 had several main goals for the DTM-2 zone including creating a diverse character for Taylor Mill, celebrate a unique identity and established design and architectural guidelines to this effect.

Mr. Scribner presented the PDS staff comments on the proposed text amendments for DTM-2. Mr. Scribner said PDS staff found the proposed changes to the 2.5 minimum acre requirement was inappropriate and inconsistent with the intent and purpose of the DTM-2 zone. The PDS staff found the proposed amendments increasing minimum building setbacks and parking changes were inconsistent with the intent and purpose of the DTM-2 zone. The requested amendments that remove the building massing regulations and the design consideration was found to be inconsistent with the intent of the DTM-2 zone by PDS staff. The requested changes to design and buffering requirements were also found to be inconsistent and inappropriate with the intent and purpose of the DTM-2 zone by PDS staff.

Mr. Scribner stated that the recommendation PDS staff gave to the Kenton County Planning Commission was an unfavorable recommendation on all of the requested amendments. A public hearing was held on February 5, 2014 and due to the testimony heard by the Planning Commission, they voted to send a favorable recommendation on all of the requested amendments back to the city.

Phil Peace of 608 Brandtly Ridge, Covington, KY addressed the Commission. Mr. Peace stated the Kenton County Planning Commission voted 18-2 in favor of the text amendments. Mr. Peace said it was his hope to develop his property with a mix of retail, office, dining and gas stations. Mr. Peace showed a presentation to outline his vision for development. Mr. Peace presented a schematic of his property and the challenges he faced for development. Mr. Peace discussed plans to develop a new Davis Road at his expense in exchange for right of way from the city. Mr. Peace presented a site plan for the development of UDF with seven pumps in one row, with sidewalks, one way in from Pride Parkway and two ways out from Honey Drive. Mr. Peace stated the removal of zero setbacks would take care of the water line issue on his land. Mr. Peace stated he had begun a relationship with Midland Real Estate to help develop his property. Mr. Peace stated for zone three he would like to see medical and professional buildings developed.

Marty Butler, attorney for Phil Peace, addressed the Commission. Mr. Butler stated the Peace family bought their property in Taylor Mill to build a home for their family nine years ago and the land was zoned residential. Shortly after buying the property, the zoning was changed. Mr. Butler stated that the Commission, in May of 2014, considered alternatives to consider a map amendment or text amendments to create a new DTM 5 zone or changes to DTM-2. Mr. Butler stated at that

May meeting, the city voted to have Mr. Wichmann work with Mr. Butler to draft language for these considerations. The proposed text amendments were presented to the Commission in September of 2014 to discuss the changes. In October of 2014, Mr. Butler stated the Commission voted not to make any changes to the DTM-2 zone. In November, Mr. Butler commented that the Commission voted to send the proposed amendments to the Kenton County Planning Commission to seek their recommendation. At a public hearing on February 5, 2015, the Kenton County Planning Commission voted 18-2 to approve the text amendments. Mr. Butler summarized some of the comments from the Planning Commission saying that Taylor Mill had a beautiful plan but needed to be modified and that Taylor Mill needed to listen to its residents. Mr. Butler stated the purpose of the DTM-2 zone is to provide small to medium sized retail office and service uses that cater to the daily convenience shopping and service needs of the community and surrounding employment centers and that standards in the DTM-2 would be more relaxed from DTM 1. Mr. Butler urged the Commission to listen to its residents and the recommendation of the Planning Commission.

Resident Sharif Abdrabbo, 3226 McCowan Drive, addressed the Commission in support of the DTM-2 amendments. Mr. Abdrabbo urged the Commission to approve the DTM-2 amendments as he felt these amendments would bring a direct benefit to Taylor Mill. Mr. Abdrabbo stated it was time for the Commission to make a decision and vote their convictions one way or the other in all fairness to the landowners and residents.

Tim Kling of UDF addressed the Commission to confirm the continued interest of UDF to build in Taylor Mill and to address any comments or questions the Commission may have.

Casey Ward of Midland Real Estate Group addressed the Commission and read a portion of a letter he wrote for the Kenton County Planning Commission for the February 5, 2015 meeting. Mr. Ward stated his company specialized in development in our area. Mr. Ward stated his company has been involved with business such as Chipotle, Potbelly, Smash Burger, Drakes and Firehouse Subs. Mr. Ward expressed his opinion that businesses do not like zero setbacks and that other businesses will not want to come to Taylor Mill if they hold to zero setbacks. Mr. Ward stated that Pride Parkway with a 45mph speed limit would be a major concern to businesses as well. Mr. Ward stated he did not feel businesses would want to come to Taylor Mill under the current DTM-2 zoning. Ms. Bailey asked for clarification that Mr. Ward was a consultant for Mr. Peace. Mr. Ward confirmed that we was a consultant for Mr. Peace.

Mr. Scott Smith, a resident at 6185 Maple Ridge, felt that approving the text amendments would foster the development in Taylor Mill he would like to see. He felt that sidewalks off Pride Parkway were not safe or usable because of the traffic and speed limit in that area. Mr. Smith urged the Commission to approve the amendments or look at it piece by piece and make changes as necessary.

Ms. Sarah Frietch, of 737 Lakewood Drive, addressed the Commission. Ms. Frietch stated she feels the residents of Taylor Mill want more businesses and UDF. Ms. Frietch said she would like to see the Commission be fair and responsive to its residents. Ms. Frietch stated she felt the Commission should adopt the Kenton County Planning Commission's recommendation to approve the text amendments.

Mr. Mike Blackburn, of 707 Forest Lane, addressed the Commission and stated that to him it seemed simple that the Commission should heed the advice of the Kenton County Planning Commission. Mr. Blackburn felt the city should work with businesses and be flexible to promote development.

Mr. Glenn Howard, of 6195 Grey Oaks Drive, addressed the Commission. Mr. Howard stated he was not against development in Taylor Mill. Mr. Howard stated he wanted to make residents aware this issue is not just for or against UDF, but that it represents broad sweeping changes in the whole zone. Mr. Howard fears that approving these text amendments would lead to overdevelopment in the area. Mr. Howard urged residents to consider long term factors and not just the promise of cheap gas. Mr. Howard said that attractive, well planned development will ultimately increase home values. Mr. Howard told the Commission the aspirations of the Peace family should not outweigh the good of the entire community. Mr. Howard expressed that the Commission has given ample opportunities for all sides to be expressed but that he has seen bullying from the other side and an unwillingness to compromise. Mr. Howard said that he feels the changes are too broad and would bring unsavory long term results. Mr. Howard urged residents to think long term and to be different.

Ms. Bailey read a letter from residents Adrian and Mona Vickery, who reside a 3190 Taylor Creek. The Vickery's letter expressed their regret for not being able to attend the meeting in person. The Vickery family stated in their letter that they are opposed to the zoning changes and that they would like to see the Commission stick to their original vision for development in the area.

Jane Frantz, of 724 Redbud Drive, addressed the Commission to express her opposition to approving the text amendments. She urged the Commission and residents to think long term and said she feared over development. Ms. Frantz was opposed the removal of the buffering requirement and that it might lead to declining property values. Ms. Frantz said she did not want to see these text amendments bring sweeping change to Taylor Mill.

Cheryl Niehues addressed the Commission and stated she felt the Commission should see their original vision through for Taylor Mill. Ms. Niehues felt that the Commission should take the advice of the PDS staff and stay true to their vision.

Lauren Niedringhaus addressed the Commission and stated that she owned one hundred acres of the one hundred eighty-two acres that were rezoned. Ms. Niedringhaus stated that Davis Road is privately owned and there had been no discussion with her to move the drive. Ms. Niedringhaus stated her family has been in the Taylor Mill area for more than fifty years. Ms. Niedringhaus said she would like to see development in the area, but that it needs to be done in a fair and responsive way and that she is willing to work with businesses and the city. Ms. Niedringhaus said she is opposed to moving Davis Drive at this time. Ms. Niedringhaus stated she did not feel Mr. Peace had been honest her in private dealings.

Mark Kreimborg of 684 Ridgeway Drive addressed the Commission and stated the PDS staff are professional planners and that the members of the Board are appointed members. Mr. Kreimborg said he felt the Board was swayed by the crowd at the public hearing, but that Taylor Mill's representative has the best interest of our community at heart. Mr. Kreimborg stated that the opinion of the PDS staff should be given greater weight than the Board members. Mr. Kreimborg stated that a great deal of money was spent to develop this vision and the Commission should stay with the original plan to preserve this important gateway in Taylor Mill.

Mayor Bell asked the Commissioners to comment on the text amendments. Commissioner Kreimborg stated she appreciated all of the well thought out comments. Commissioner Murray said nothing is ever black and white and appreciated the good discussion on the issue. Commissioner Kuehne commented that road work is still not done and that has prevented some development. Commissioner Kuehne said he would like to see UDF here, but built to Taylor Mill's zoning requirements. Commissioner Kuehne said the state right of way is another issued that could take years to resolve. Commissioner Reis said he originally did not want another gas station in the Taylor Mill. Commissioner Reis said he is no longer opposed to a gas station and is willing to compromise on that use. Commissioner Reis said he felt it was the best discussion to date on the issue. Commissioner Reis said he has visited other cities and has seen many developments where similar zoning guidelines are in place and working.

Mayor Bell commented that he wants UDF to comply with Taylor Mill's requirement of building up front and pumps in the rear. Mayor Bell said he has reached to UDF to facilitate an agreement. Mayor Bell stated the issue of the state owned property is a huge outstanding issue. Mayor Bell stated the city has had countless meeting and planning sessions regarding the development of the area and believes the original plan is best for Taylor Mill. Mayor Bell stated he wants to work with Mr. Peace on his project. Mayor Bell asked Mr. Peace to bring a development plan to the Commission. Mayor Bell stated the process of acquiring property from the state takes a long time and is not resolved. Mayor Bell stated the water line is still an issue and there are many other variables still at play.

Mayor Bell asked if there was a motion to accept the recommendation of the Kenton County Planning Commission and approve the text amendments for the DTM-2 zone. No motion was made.

**NEW BUSINESS:**

Mayor Bell said the Commission needed to vote on approving Mr. Dave Dunlap to the TBNK Advisory Board. Commissioner Kuehne made a motion to appoint Mr. Dunlap to the TBNK advisory board as Taylor Mill's representative. Commissioner Murray made a second. The Clerk called role.

Commissioner Kuehne—Yes  
Commissioner Murray—Yes  
Mayor Bell—Yes

Commissioner Kreimborg—Yes  
Commissioner Reis—Yes

MOTION CARRIED

Mayor Bell said the Commission needed to vote on adopting the Articles of Incorporation creating a 501(c)3 for Pride Park. Commissioner Kreimborg made a motion to adopt the Articles of Incorporation. Commissioner Kuehne made a second.

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

MOTION CARRIED

#### **BUILDING AND ZONING:**

Ms. Bailey stated reports were provided.

#### **DEPARTMENT REPORTS:**

##### **City Administrator**

Ms. Bailey said the city needed to enter into an agreement again for medical director services for the Fire/EMS Department. Ms. Bailey stated the city was currently contracted with Dr. Hein Le and she recommended Dr. Le be reappointed as the medical director. Commissioner Kuehne made a motion to renew the contract with Dr. Hein Le for medical director services. Commissioner Reis made a second.

Commissioner Kuehne—Yes  
Commissioner Res—Yes  
Mayor Bell—Yes  
Commissioner Kreimborg—Yes  
Commissioner Murray—Yes

MOTION CARRIED

Ms. Bailey announced the Golf Exchange was now open in the Districts of Taylor Mill. Ms. Bailey stated the Golf Exchange was located on the second floor of the Trifecta building in Suite 210.

### **Legal**

Mr. Wichmann stated there was no business to discuss.

### **Fire**

Commissioner Murray reported the Fire Department had 48 EMS calls and 7 fire calls. No mutual aid was given or received. Ambulance billing was \$28,533.00. Commissioner Murray stated dances were done for the summer and June would be fire hydrant maintenance month.

### **Finance**

Ms. Angie Wright reported she would be closing out the current fiscal year and preparing for the city's audit which is scheduled for the week of October 5th.

### **Maintenance**

Commissioner Kuehne reported with the new budget approved the city would soon be releasing street repair plans. Commissioner Kuehne reported the Maintenance Department has been very busy collecting trash along roadways and mowing grass.

### **Parks & Recreation**

Commissioner Kreimborg reported that Pride Park was chosen as a finalist in the 2015 Best of Northern Kentucky park category. Commissioner Kreimborg stated Taylor Mill had also been selected as an All Star Neighborhood and would be having a Friday Night Flick and Touch a Truck event on June 26th. In addition, Commissioner Kreimborg reported on July 1st the city would hold the Taste of Taylor Mill with live music and Taylor Mill food vendors. This event will also feature the Baseball Across the Region ceremony. July 14th the city will host an All Star neighborhood event with more information to follow.

Mayor Bell also reported that Taylor Mill was recently ranked number nine out of fifty communities in the Tri State area by Cincinnati Magazine. Mayor Bell pointed out that Taylor Mill was the first community ranked in Northern Kentucky.

### **Police**

Commissioner Reis reported that he appreciated support from the other Commissioners on some budget items for the Police Department.

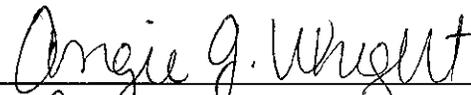
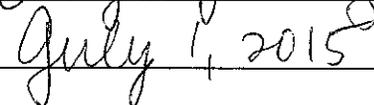
There being no further business, Commissioner Murray made a motion to adjourn. Commissioner Kuehne made a second. All Commissioners present were in favor.

MOTION CARRIED

The meeting adjourned at 9:42 p.m.

Next Commission meeting will be Wednesday, July 8, 2015 at 7:00 pm.

  
\_\_\_\_\_  
**Daniel L. Bell**  
Mayor

ATTEST:   
\_\_\_\_\_  
DATE:   
\_\_\_\_\_