

CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE SEPTEMBER 13, 2022 MEETING

MEMBERS PRESENT:

Mr. Michael Williams
Mr. CJ Peters, Chair
Ms. Sharon Haynes
Mr. Jeff Schuchter
Mr. Dennis Bass
Mr. Justin Verst, TPO

MEMBERS ABSENT:

Mr. Mark Turner
Mr. Larry Barrow, Vice Chair
Mr. Troy Franzen

STAFF PRESENT:

Mr. Kirk Hunter, Principal Planner
Ms. Cindy Minter, Director

Mr. Peters called the meeting to order at 6:30 PM. Following the pledge of allegiance, Ms. Minter called the roll. A quorum was found with Mr. Williams, Mr. Peters, Ms. Haynes, Mr. Schuchter, Mr. Bass and Mr. Verst in attendance. Mr. Turner, Mr. Barrow and Mr. Franzen were noted as absent.

Mr. Peters then called the Commission's attention to the approval of the previous meetings minutes. Ms. Minter presented two typographical corrections to the spelling of Mr. Schuchter's name and changing "second" to "seconded".

Ms. Haynes made a motion to approve the July 12th meeting minutes with the typographical corrections. Seconded by Mr. Williams, a roll call vote found. Mr. Bass and Mr. Verst abstaining, and Mr. Peters, Mr. Schuchter, Ms. Haynes, and Mr. Williams in favor. The motion passed and the minutes were approved.

Ms. Minter then presented the case for the evening as follows:

File Number:	PZ-22-028
Location:	Approximately 47 acres located at 10743 S Licking Pike, Alexandria KY
Applicant:	Maronda Homes / LSSE
Request:	Approval of Stage II plans for a single-family residential development

LSSE Civil Engineers and Architects on behalf of the developer, Maronda Home LLC, has submitted an application for Stage II Improvement Plans for Dominion Acres (Burns farm parcel). The site consists of 47.32 acres with a mailing address of 10743 South Licking Pike, Alexandria, KY located in Unincorporated Campbell County. Ms. Minter made note that the stage one (1) plans were approved on April 12, 2022 with the conditions that the stage two (2) plans add sidewalks along both sides of the street when presented to the commission.

Ms. Minter made note that this notice was published on the August 26, 2022 edition of the Kentucky Enquirer and on Cincinnati.com. Agenda and staff report were posted on the Campbell County website.

Ms. Minter advised the Commission this case is related to the zone changed of an R-1C with a Residential Cluster Development Overlay and was approved by the Campbell County Fiscal Court. Ms. Minter made note an appeal is ongoing and the applicant is proceeding with the case at their own risk. The site has been named as Dominion Acres.

The application included

A. Site Improvement Plans

Sheet 1 – Existing Conditions

Sheets 2 through 6 – Construction Plan

Sheets 7 and 8 – Utility Plan

Sheets 9 and 10 – Road Profiles

Sheets 11 through 13– Cross sections

Sheets 14 and 15 – Sanitary Profiles

Sheets 16 and 17 – Waterline Profiles

Sheets 18 – Landscape Plan

Sheets 19 through 21 – Sanitary Profiles

Sheet 23 – Storm Details

Sheets 24 through 26 – Utility Details

Sheets 27 through 28 – Site details

Sheets ES1 through ES4 – Erosion and Sediment Control Plan

Sheets ES5 through ES7 – Erosion and Sedimentation Control Details

Sheet PCMS1 – Post Construction Stormwater Management Plan

Plan of Lots with survey markings with a plan of recording those lots.

B. Supplemental reports include:

Geotechnical Exploration Report

Construction Stormwater Pollution Prevention Plan Report

Stormwater Management / Post Construction Stormwater Management Report

C. Schedule of Development Staging

Plan Overview:

The site plan identifies 96 detached single-family home lots. This is less than the 98 lots previously approved by the Planning Commission in April 2022. A detailed survey and higher level of design engineering was completed between the Stage I and Stage II plans resulting a larger amount of land being dedicated the residential lots.

	Stage I	Stage II
Acreage	46.51	47.32
ROW	5.11	5.018
LOTS	18.05	21.678
Open Space	23.35	20.624
Open Space %	50%	44%
Proposed Lots	98	96
Density DU/A	2.1	2.03

The location, elevation and arrangement of all lots are indicated. The proposed acreage and square footage for each lot is identified. Lots range from 7,500 square feet to 19,784 square feet of 0.172 to 0.454 acres in size. There are 24 lots proposed to be in excess of quarter acre lots.



Three parcels, totaling over 20.62 acres are indicated as open space. These open space parcels are readily accessible via a trail system as shown on the plans.

The proposed right-of-way is 5.018 acres. There are no non-residential buildings proposed. Recreational trails within the open space areas are included.

A landscaping plan for the common spaces and streetscapes are indicated.

Signage locations and details are indicated on the plan. It is noted that a proposed monument sign is planned along US 27. This sign is to be designed by others.

Approval of this sign is not included in this request, and would be permitted separately. Ms. Minter made note that this is not uncommon.

Utility plans and details are included. The applicant has submitted evidence of coordination with Duke Energy (gas & electric), Sanitation District #1 (sanitary sewer & stormwater), Northern Kentucky Water District (water) and AltaFiber (Telecommunications). Approval from the respective utility agencies is required prior to construction.

Ms. Minter advised the Commission the State Two (2) Plans have undergone a secondary engineering review by a representative for the county. The county representative made comments and those comments were advised and passed to LSSE.

The default speed limit for a County Maintained road is 35 MPH. This subdivision is requesting to be signed for a speed limit of 25 MPH. (Staff notes that a plan note should be added).

Parking should be restricted on the side of the street where fire hydrants are located, entrances to the trail heads, Dominion Way and at the subdivision entrance along Victory Ridge Road. (Staff notes that a plan detail and note should be added).

A school zone sign has been installed on Alexandria Pike this summer.

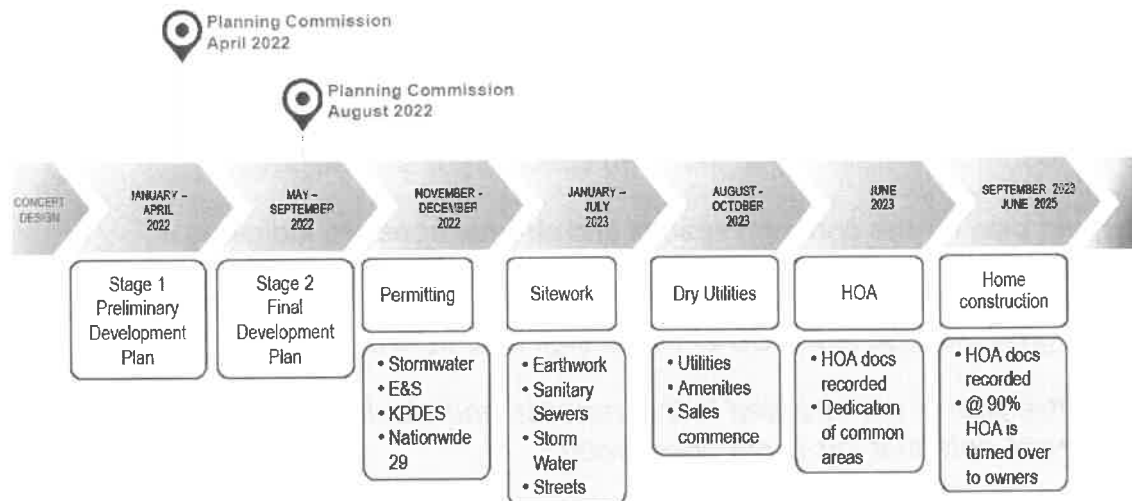
Proposed driveway locations for each home are indicated but will be subject to final home design.

Pavement details for streets, sidewalks and trails are provided.

An Erosion and Sediment Control Plan, Erosion and Sedimentation Control Details and Post Construction Stormwater Management Plan are included.

Lighting details indicate dawn to dusk street lamps on each lot optional to the homeowner.

A development schedule is included.



The Stage II Plans have undergone a secondary engineering review by a representative for the County.

Staff Recommendations:

To approve the Stage II Plans for Dominion Acres noting details related to the speed limit and on street parking restrictions shall be added. In addition, final utility plan coordination must be completed with the applicable utility agencies prior to construction of those utilities.

Bases for Recommendation:

1. Notice has been given regarding the Stage II Plan consistent with the Campbell County Zoning Ordinance and KRS Chapter 424.
2. The proposed improvements have been reviewed for consistency with the recommendations of the 2008 Campbell County Comprehensive Plan Update, 2016 Goals and Objectives, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance

Ms. Minter then turned the floor to the applicant.

Mr. Verst asked for verification on road ownership regarding S. Licking and Old US 27. Ms. Minter clarified that ownership of South Licking Pike varies along the roadway but that these plans did not need to be submitted to the state for review. Ms. Minter confirmed that South Licking pike from Camel Crossing to US 27 is County maintained.

Mr. Verst also discussed ownership of the dusk to dawn lights. Ms. Minter clarified that those lights would be on the individual properties and belong to those home owners. Mr. Verst also clarified that this area was within the urban service boundary for Sanitation District No 1 and that these homes would likely be served by gravity sewer.

Ms. Haynes then clarified that the Home Owners Association would be responsible for landscape care in common and public areas. Ms. Minter confirmed the question and advised to reconfirm with the developer should they want a second opinion.

Mr. Peters then invited the applicant to take question. Ms. Joanne Shelly with LSSE stood and was presented with the a question from Ms. Haynes whom asked when the Home Owners Association would go into effect.

Joanne Shelley of LSSE explained that the Home Owners Association would go into effect near the end of the development process but before the homes were sold. There being no additional questions for the applicant.

Mr. Peters dismissed Ms. Shelley and began the public comment portion of the hearing.

While there were some audience members in attendance they indicated that they had no comments and only wished to observe. Ms. Minter added that there were no public comments received prior to commencement of the hearing.

Mr. Peters then closed the public comment period and turned discussion to the commission.

Mr. Verst noted that he would recommend that if a motion were made to approve that it be clarified that the speed limit should be listed at 25 mph as discussed, rather than the county maintained standard of 35 mph. He also added that it be included that the HOA covenants be recorded.

Ms. Minter then clarified for Mr. Verst earlier question that South Licking Pike is both state and county maintained, however, the portion running past this development is County maintained road 1371.

Mr. Peters then asked if any public comment has been received and Ms. Minter confirmed none.

With no further discussion Mr. Peters invited members of the commission to make a motion. Mr. Verst made a motion to approve the Stage Two (2) plans with the conditions that the speed limit be signed at 25 mph within the development, that parking be restricted on the side of the street where hydrants are located as well as at the entrance to trailheads, Dominion Way and at the subdivision entrance along Victory Ridge Road and that the HOA covenants be recorded at or before the time that the common areas are dedicated. He also added that the final utility plan coordination must be completed with the applicable utility agencies prior to the construction of those utilities.

Mr. Peters asked the applicant if they were agreeable to the conditions. Ms. Shelley indicated that they were.

Mr. Williams seconded the motion. A roll call vote found all in favor, none opposed. The motion passed.

With no old business Ms. Minter informed the commission that there were no cases coming forward for October. Ms. Minter asked for confirmation from the commission about whether or not they preferred meeting times to begin at 6:00 or 6:30 pm. The commission indicated that they would prefer meetings be held at 6:30 pm.

Mr. Verst made a motion to hold regular meeting times at 6:30 pm. Seconded by Mr. Williams, a roll call vote found all in favor, none opposed. The motion passed.

Mr. Verst thanked LSSE for the added detail in the plans presented at this hearing.

There being no additional discussion Mr. Williams made a motion to adjourn, seconded by Mr. Verst. An oral vote found all in favor and the meeting was adjourned at 6:27 PM.


Cindy Minter
Director


Sign
Charles J. Peters
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