

CITY OF FORT WRIGHT, KENTUCKY SPECIAL MEETING MINUTES  
02/20/02

Mayor Weaver opened the Council Meeting with the Pledge of Allegiance and a moment of silence. The following members answered roll call. Mr. Adam Feinauer, Mr. Dave Hatter, Mr. Don Martin, Mr. Jeff Wolnitzek, Mr. Paul Hiltz and Mr. Jim Robke. Also present were City Administrator Larry Klein, City Attorney Pete Summe, Police Chief Dan Kreinest, Fire/EMS Chief Steve Schewe, Public Works Director Tim Maloney and City Clerk Joyce Woods.

Mayor Weaver advised this was a special meeting of the Fort Wright City Council to address the recommendations of the Northern Kentucky Area Planning Commission. Their meeting was held on February 7, 2002 concerning the development of the Dixie Gardens property.

City Attorney Pete Summe advised since this was a special meeting this limits discussion of only the items listed on the agenda, which are the two ordinance amendments. This is not a public hearing, but Council will listen to whoever needs to speak, but will not take new evidence concerning these issues. The decision of Council will be made on the record developed at the NKAPC meeting.

Mr. Tony Hoekstra a pre-project manager from Corporex addressed Council and read an updated letter previously sent to NKAPC prior to their meeting. Mr. Hoekstra displayed three different schemes for alternate access to the proposed development, a landscaping plan and alternate intersection drawings.

Mr. Carlo Wessels addressed Council and advised some of the information presented in the letter and drawings from Mr. Hoekstra was new information and evidence and should not be considered as part of the record. Mr. Summe advised that a decision would be made only from information presented at the previous NKAPC meeting.

Mr. Bernie Wessels, the applicant of the development addressed Council and thanked Mr. Klein and Mayor Weaver for their help. Mr. Wessels introduced the people in attendance with him. Mr. Jay Bayer, Kevin Atwell, Etta Reed, Rick Wessels, Carlo Wessels and Elizabeth Horvitz. Mr. Wessels advised Council has all the information from the NKAPC meeting and if there are any questions from Council they will be available to answer them.

Mayor Weaver inquired if Mr. Bob Stevens who was in attendance at the meeting would like to address Council? Mr. Stevens advised he was the attorney for Notre Dame Academy and was in attendance only for information on this development.

Mayor Weaver assured Mr. Stevens that all concerns would be addressed through ordinances and all problems, if any arise would be enforced.

Motion by Mr. Robke, second by Mr. Hiltz to approve the text amendment creating the PO-3 zone in the Fort Wright Zoning Ordinance as approved by the KC&MP&ZC with the following modifications which are:

On Attachment B, Article X, Zones, revise Section 10.30, PO-3, Paragraph B,(5) as follows:

- 1) Uses as listed below, only in conjunction with a luxury new car dealership, provided that the accessory uses are owned and controlled by the licensed new vehicle dealer ~~shall not exceed forty nine (49) % of the gross floor area of the permitted use:~~
- 2) Removal of the Planning Commission's condition, which would have deleted the term "luxury" and all references thereof.

The basis for the motion is:

An update to the City's zoning ordinance is authorized by KRS 100.203.

Roll call vote taken, Feinauer, Hatter, Martin and Wolnitzek voting in favor, no one opposed. Motion passed.

Motion by Mr. Robke, second by Mr. Hiltz to approve the amended Stage I development plan and zoning map amendments for the Dixie Gardens project, as approved by the KC&MP&ZC (application # Z-02-01-01/1548 R), with the following modifications:

- 1) Conditions #1 through #6, and #8 of the KC&MP&ZC recommendation remain unchanged.
- 2) Delete KC&MP&ZC condition #7 requiring the exclusive left turn lane on Dixie Highway into the site.
- 3) Add a new condition to require a right turn taper lane on Dixie Highway into the site.

The basis for the motion is:

- a) The approval is recommended based on the evidence presented at the February 7, 2002 KC&MP&ZC public hearing including the submitted traffic analysis information.

- b) The development plan and map amendment are consistent with the 2001 Area-Wide Comprehensive Plan.

Roll call vote taken, Feinauer, Hatter, Martin and Wolnitzek voting in favor, no one opposed. Motion passed.

First Reading of an Ordinance adopting a new PO-3 Zone as defined in recommendation from the Planning Commission. The ordinance will be accepted in that form with modifications suggested by Mr. Robke and approved by Council. Motion by Robke, second by Mr. Hatter. Roll call vote taken, Feinauer, Hiltz, Martin and Wolnitzek voting in favor, no one opposed. Motion passed.

First Reading of an Ordinance approving a map amendment to the Fort Wright Zoning Ordinance placing the PO-3 Zone on a certain portion called Area B of the Dixie Gardens property and another change for Area A incorporating the recommendations of the Planning Commission with the modifications as suggested by Mr. Robke and approved by Council, and that the approval is subject to a development plan that will become part of the ordinance and become a restriction on the land. Motion by Mr. Robke, second by Mr. Martin. Roll call vote taken, Feinauer, Hatter, Hiltz and Wolnitzek voting in favor, no one opposed. Motion passed.

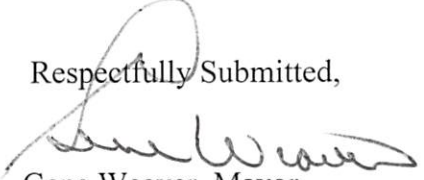
Mayor Weaver explained the meaning of the development plan, which is a document that we are working with the developer of all the properties. The two parties involved that will become part of the actual filing at the courthouse and will become part of the ordinance, and talks about such things as landscaping, setbacks etc. This will be a very inclusive document. This will bind this Council and future Councils.

Motion by Mr. Hatter, second by Mr. Wolnitzek to recess to executive session per KRS 61.810(c). All members voting in favor, no one opposed. Motion passed.

Motion by Mr. Hatter, second by Mr. Wolnitzek to close executive session. All members voting in favor, no one opposed. Motion passed. There was no business as a result of this session.

Motion by Mr. Hatter, second by Mr. Wolnitzek to recess legislative session. All members voting in favor, no one opposed. Motion passed.

Respectfully Submitted,

  
Gene Weaver, Mayor

Attest:

  
Joyce Woods, City Clerk

