



City of Fort Wright

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City of Fort Wright Caucus Meeting Wednesday, August 17, 2022 – 6:00 PM

CALL TO ORDER

The Council Meeting was called to order at 6:01 PM by Mayor Dave Hatter. Mayor Hatter led the Pledge of Allegiance and a moment of silence. City Clerk Maura Russell called the roll.

Councilman Abeln	Present
Councilman Feinauer	Present
Councilman Wall	Present
Councilman Weber	Present
Councilman Wessels	Present
Councilwoman Witt	Present

Also present for the meeting were:

City Administrative Officer Jill Bailey
City Attorney Tim Theissen
Fire/EMS Chief Steve Schewe
Police Captain Jonathan Colwell
Public Works Director Jeff Bethell
City Clerk Maura Russell

CITIZEN COMMENTS/GUESTS

There were no citizen comments or guests.

ITEMS FOR DISCUSSION

Z21 Project (PDS Staff Presentation Andy Videkovich) – Andy Videkovich, Planning Manager, and Cody Sheets, Associate Planner, both with PDS [Planning and Development Services of Kenton County] presented updates to the Z21 project for the City of Fort Wright. Mr. Sheets thanked Ms. Bailey and Mr. Bethell for the hours of time and meetings they put into this process.

Mr. Sheets provided a brief overview of the project, saying it started in 2016 with three phases, the audits of zoning ordinances, then the blueprint for the code updates, and now implementation. He said City Council will need to adopt the changes to make them official and so far, six of 21 participating agencies have adopted their respective Z21 ordinances.

Mr. Sheets said the updates creates a more user- and business-friendly code through simplification of the code and use of tables and graphics. He said they believe this will also prevent legal pitfalls by clearing up ambiguity, simplifying multiple zones in the City of Fort Wright, while still maintaining the unique character of the city.

Mr. Sheets said the updates to the City of Fort Wright's zoning ordinance includes consolidation of zoning districts from 33 to 14, consolidating zones based on similar characteristics. He said PDS used GIS analysis to find like zones and group them together. Mr. Sheets reviewed each of the 14 zones with Council and staff. Ms. Bailey advised Council that she and Mr. Bethell worked with PDS staff, including Mr. Videkovich, regularly to review standards and issues, including the streamlining of zones.

Councilman Weber asked if the new zones are more restrictive than previous zones. Mr. Videkovich said the goal was to maintain or make them less restrictive, especially in residential areas. Councilman Wessels asked about non-conforming uses and Mr. Videkovich said they tried to not create new non-conformities, but it is possible it happened. There was discussion about non-conforming properties and future requests, with Mr. Theissen saying property owners cannot expand or change without complying with the new code, but this is typical anytime code is changed.

Mr. Sheets mentioned the short-term rental prohibition, which he said has been carried forward to the new code. Mr. Theissen said he would research this prohibition further for Council.

Mr. Sheets advised the external lighting standards in the code have all been updated, including introducing the candlelight measurement rating system at property lines. He said there are updates to the landscaping regulations to make compliance easier. Councilman Wessels asked for consideration on flexibility regarding snow plowing and salting.

There was discussion regarding parking and loading standards, with Mr. Sheets saying the requirements are staying the same or being reduced due to a shift toward square-footage requirements. He said PDS found that many commercial areas are overparked and this will allow flexibility for developers to conduct parking studies, as well as receive credits for things like electric vehicle and bicycle parking.

Mr. Sheets advised Council that the next step is Council doing further review of the proposed code, then incorporating other decisions, like the forthcoming nuisance code updates. He said that, once ready, the City will authorize an application to Kenton County Planning Commission.

PDS staff addressed a question regarding the updated conservation zone from Councilman Wessels, with Mr. Sheets saying that zone only applies to three City-owned properties and one property owned by the Kenton County Fiscal Court. Mayor Hatter requested a comparison of the number of properties impacted with the changes, as they move from the old zone to the new.

There was discussion regarding City staff permission levels with approving development plans. Mr. Videkovich said the current ordinance is very subjective when referring to major and minor changes, and the new code would apply specific standards to major versus minor changes. He said major changes would require Council input.

Resident Roger Schroder requested the proposed changes to property he owns in the City. Ms. Bailey advised that information will all be made public.

Mayor Hatter thanked Mr. Videkovich, Mr. Sheets, and the rest of the staff at PDS for their hard work and time spent on this project.

Mayor Hatter requested a motion to amend the agenda to include discussion about tax information. Councilwoman Witt made a motion. Councilman Wessels made a second. All voting in favor, the motion passed.

Mayor Hatter said data has been received back from NKADD [Northern Kentucky Area Development District] and he has been reviewing rates and impact on changes. He said property value in the City is currently at \$605 million, an average increase of 4% since 2018. He said the current property tax rate of 0.265 would generate \$1.604 million if it stays the same.

Mayor Hatter also recommended charging Duke Energy their franchise fees, as the City is already doing with Cincinnati Bell and Spectrum for access to the City's rights-of-way. He said this would bring in an additional \$100,000.

Ms. Bailey said the Finance Committee will be meeting on August 30th to discuss the tax rate and they hope to have the public notice out to hold a tax hearing prior to the City Council meeting on September 7th. She said she is planning for a first reading of the ordinance to be held that evening, and the second reading would be on October 5th. Ms. Bailey said this allows time for staff to prepare tax bills to be sent the first week of November.

ADJOURNMENT OF THE COUNCIL MEETING

Councilman Feinauer made a motion to adjourn the Caucus Meeting. Councilman Abeln made a second. Ms. Russell called the roll.

Councilman Abeln	Yes
Councilman Feinauer	Yes
Councilman Wall	Yes
Councilman Weber	Yes
Councilman Wessels	Yes
Councilwoman Witt	Yes

MOTION CARRIED

The Council Meeting adjourned at 7:45 PM.

Respectfully submitted,

Dave Hatter, Mayor

Attest:



Maura Russell
City Clerk