



ERLANGER STEERING COMMITTEE
Meeting #12 Summary

Date: Tuesday, October 8, 2013
Time: 6:00 pm – 8:00 pm
Location: Erlanger City Building

Present

Committee Members

Jeanine Schilling Brian Fullenkamp
Mark Stewart Megan deSola
Randy Blankenship

NKAPC Team Members

Michael Ionna, AICP
Andy Videkovich, AICP
Martin Scribner, AICP

Guest

Lucy Riffle

DISCUSSION POINTS

The comments received at the September open house were discussed by the committee member. Most comments, but not all, fell into three major themes:

1. The single-family residential areas should not be included
2. Commercial/mixed uses should not be permitted in residential areas
3. More multi-family apartments should not be permitted

In order to address these comments, the steering committee discussed several options:

1. Changing the boundaries to not include the single-family neighborhood was looked at as a possibility. Several different scenarios were discussed, but no decision was made. This will accomplish two things: it will keep the single-family homes under the current zoning regulations (strictly detached single-family residential) and it will prohibit the small neighborhood commercial and mixed-uses within the area.
2. The density of the permitted multi-family was discussed. A lot of the concern about multi-family revolves around the condition of and environment created by the existing multi-family apartments in the area. If development of additional multi-family units were to take place, it would take a significant investment by a developer to make it happen. Because of this, there would be an incentive to put in high quality units that command higher rents than the existing apartments.



The committee talked about the impact new development could have on the neighborhood school. Over time, new development and investment can bring more stability to the neighborhood and the families within the neighborhood.

Concern was also expressed over providing activities for young people. There are several permitted uses that can provide these activities. First and foremost, day cares are permitted uses within the proposed regulations. Secondly, there are a lot of uses included under the umbrella of “Personal Improvement Services”. These would include gymnastics studios, martial arts classes, yoga and dance studios, etc.

Repairs and maintenance of existing buildings is a concern. If normal maintenance and repairs are required, does this mean the entire building has to be brought up into compliance with the new code? The proposed regulations were written in such a way that small projects would not need to meet the new code, or depending on the size and scale of the improvements, in compliance with only certain sections to the extent practical. Nothing in this ordinance should be deemed to prevent ordinary repairs and maintenance to existing buildings. Language can be added to clarify this intent.

SUMMARY/NEXT STEPS

The committee discussion was very fluid and touched on many of the other comments not specifically mentioned above. Also, some comments received were directed more towards staff and the City. These comments will be appropriately addressed by staff.

Over the next couple of weeks, staff will draft some of the changes discussed above. The steering committee will need to consider these changes and be comfortable with the regulations as a whole prior to it being presented to the City. It is not anticipated that another committee meeting is needed; only a coordinated email discussion.

Once the steering committee is ready, the regulations will be presented to the City – first at the Council Committee meetings, and then at a full Council meeting. If everything is in order, these meetings could begin in November. Updates will be sent out to those residents who chose to receive updates.

