



ERLANGER STEERING COMMITTEE
Meeting #14 Summary

Date: Tuesday, October 14, 2014
Time: 6:00 pm – 8:00 pm
Location: Erlanger City Building

Present

Committee Members

Jeanine Schilling	Brian Fullenkamp
Mark Stewart	Megan deSola
Randy Blankenship	David Hahn
Diane Brown	Marc Fields
Phil Drees	Patty Suedkamp
Lucy Riffle	

PDS Team Members

Andy Videkovich, AICP
Martin Scribner, AICP

DISCUSSION POINTS

The City of Erlanger proposed changes to the regulations after several opportunities for public input. The City wanted the Committee's input on these changes. The committee discusses the original charge given to this committee. This area is the gateway of the City, and there is the potential for redevelopment in the project area. The city council desired to establish a vision for future development by examining and utilizing input from property owners, stakeholders, and general public in an effort to better market the area for development proposals which will better utilize the land to its highest and best use.

The first changes discussed were changes to the regulating plan, which included completely removing the UR-2 Subdistrict and expanded the CO-3 Subdistrict. There was some concern that the viability of the Core areas would be in jeopardy without the increased density of the UR-2 Zone. It was also questioned why the boundary was not extended down Commonwealth Avenue, which is the true gateway. Despite these concerns, the general consensus of the Committee was that the boundary represents a good start and should remain as proposed.

The next changes that were discussed were to the Applicability section which included items to make this section more clear. There were no concerns with these changes.



There was concern about removing multi-family residential from the CO-3 Subdistrict. The original idea was that the extra density was desired and necessary to support the businesses in the area. Attached single-family is still permitted in the CO-3 Subdistrict, but that may not be economically feasible. The overall concern is that the multi-family might start off nice, but may end up being neglected (such as what happened with other apartments in the area). The committee ultimately decided to leave this change as-is.

Discussed next was adding attached single-family residential to the landscaping regulations. A developer would have to provide a Type A bufferyard adjacent to other single-family residential. This was seen as unnecessary and the committee decided to remove this provision.

Finally, there was discussion about the permitted primary and secondary materials. The discussion revolved around whether siding should be allowed as a primary material. After some discussion, it was decided to leave this section the way it is.

The committee decided that they felt comfortable with presenting these changes at another public input meeting prior to the January 6, 2015 Kenton County Planning Commission meeting.

SUMMARY/NEXT STEPS

The City of Erlanger will coordinate another public input meeting to present these changes and to get additional feedback. After this meeting, the City will decide how to move forward. At this time, the Kenton County Planning Commission has tabled the applications until the January 6, 2015 meeting.

