

CITY OF NEWPORT PLANNING & ZONING COMMISSION
January 10, 2023
MINUTES

A special meeting of the Newport Planning & Zoning Commission was held on Tuesday, January 10, 2023, at 5:00 p.m. at the Newport Municipal Complex, 998 Monmouth Street, Newport, Kentucky.

The following members were present:

Ron Rawe- Chairperson
Neal Connor
Joe Klare
Bill Kreutzjans

The following member was absent:

Willis Gregory

The following staff members were present:

Brian Steffen, Zoning Administrator
John Hayden, Assistant City Manager
Thomas Fromme, City Manager

A motion by Neal Connor, seconded by Joe Klare, to approve the September 27, 2022, minutes as presented.

Roll Call:

Ron Rawe, yes; Neal Connor, yes; Joe Klare, yes; Bill Kreutzjans, yes. Motion carried- so ordered.

Public Hearing:

PZ -22-07

APPLICANT: JIM CUTTER

LOCATION: 14TH St. PIDN 999-99-02-311.01

Request to be reviewed: A proposed Map Amendment to the City of Newport's Zoning Ordinance from the current zoning of I-1 and I-2 (Industrial) and R-3 (Residential) to TZD (Transitional Zone).

Brian Steffen, Zoning Administrator, briefly described the case.

Thomas Fromme, City Manager, stated that in the original application, they had an easement on the property next door. Brian Steffen, Zoning Administrator, said there was a reference to an easement or maintenance of access. In the staff reports, there is a reference to the HOA.

Jim Cutter, 4905 Holtz Drive, Cold Spring, KY, stated they had a civil, Geotech, structural, MEP, and an architect involved in the construction of the building. Mr. Cutter addressed Mr. Fromme's question regarding the easement. This building takes up much less of a footprint. It is 16 feet from our property line to the driveway. There doesn't appear to be a need for an easement with this footprint, but if you are concerned, we can discuss this more. He also addressed the retaining wall concerns. The board asked various questions to the applicant on his plans.

Audience:

Pauline Wolfe, 141 West 14th Street, asked how many parking spots will be in front for this project. Mr. Cutter said there are no plans for off-street parking; instead, there will be two-car garages. Additional parking will be available in the apron area. The engineer advised us that the overall square footage is 10,000.00 feet per unit, which is 2,357 square feet per unit. Mr. Cutter did apply for a building permit this week. Mr. Cutter stated that the original plans were for a large building, and now we have changed the plans for a smaller building, which is a better fit for that area.

Motion by Bill Kreutzjans, seconded by Neal Connor, to approve the developmental plan for 999-99-02-311.01 with the consideration as indicated in the staff report previously read.

Roll Call:

Ron Rawe, yes; Neal Connor, yes; Joe Klare, yes; Bill Kreutzjans, yes. Motion carried- so ordered.

Adjournment:

Motion by Neal Connor, seconded by Bill Kreutzjans, to adjourn the meeting. Motion carried- so ordered.

Approved: _____

Ron Rawe, Chairperson

- Minutes prepared by Tiffany Myers from video review. The prior city clerk attended the meeting prior to Ms. Myers's employment.

Attest: _____

Tiffany Myers, City Clerk