



**CITY OF NEWPORT PLANNING & ZONING COMMISSION**  
**May 28, 2024**  
**MINUTES**

Newport Municipal Building, 998 Monmouth Street, 1<sup>st</sup> Floor Multi-Purpose Room

*The public can access the meeting through the live stream on  
Facebook.com/CityofNewportKY or YouTube/CityofNewportKY.*

A regular meeting for the Newport Planning & Zoning Commission was held on Tuesday, May 28, 2024, at 5:00 p.m. at the Newport Municipal Complex, 998 Monmouth Street, Newport, Kentucky.

In attendance were Ron Rawe-Chairperson, Neal Connor, Joe Klare, Bill Kreutzjans, Willis Gregory, Planning and Development Director Brian Steffen, City Attorney Dan Braun, and City Clerk Tiffany Myers. Absent were City Engineer Steve Berling and City Manager Thomas Fromme.

**APPROVAL OF MINUTES:**

A motion by Neal Connor, seconded by Willis Gregory, to approve the special meeting minutes on March 19, 2024, as presented.

**Roll Call:**

Willis Gregory	Yes
Neal Connor	Yes
Joe Klare	Yes
Bill Kreutzjans	Yes
Ron Rawe	Yes

5-0 Motion carried- so ordered.

Prior to commencing the Public Hearing, all parties giving testimony were sworn in. All parties, including the applicant, City staff, Board Attorney, and those in support and opposition of the applicant, have a right to give testimony and cross-examination witnesses.

**PUBLIC HEARING:**

**PZ-24-03**

A proposed map amendment to change I-1 (Industrial), CBDF (Central Business District Fringe), and R-3 (Residential) to CBD (Central Business District).

Requested by: City of Newport

**Comments:**

- Planning and Development Director Brian Steffen recommended the amendment based on the 2020 Comprehensive Plan. He presented the Board with a detailed Map Amendment breakdown for each district (See attached).
- Barb Juengling, 1007 Monmouth Street, requested written confirmation that this will not affect her business. She also questioned whether there were development goals for any property affected by this change. Brian Steffen advised that he would submit something to her in writing and stated that this is nothing now but hopes to spark interest in development.

- Chris is the property owner of a few properties on Saratoga Street. He is for the proposed map amendment.

A motion by Neal Connor, seconded by Bill Kreutzjans, to approve case PZ-24-03, the proposed map amendment to change I-1 (Industrial), CBDF (Central Business District Fringe), and R-3 (Residential) to CBD (Central Business District) based on the following findings; testimony provided by city staff for the proposed map amendment aligns with the 2020 Comprehensive Plan and that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.

**Roll Call:**

Willis Gregory	Yes
Neal Connor	Yes
Joe Klare	Yes
Bill Kreutzjans	Yes
Ron Rawe	Yes

5-0 Motion carried- so ordered.

**ADJOURNMENT**

A motion by Joe Klare, seconded by Bill Kreutzjans, to adjourn the meeting. The meeting was adjourned at approximately 5:27 p.m.; Motion carried- so ordered.

Approved: \_\_\_\_\_  
Ron Rawe, Chairperson

Attest: \_\_\_\_\_  
Tiffany Myers, City Clerk