



CITY OF NEWPORT PLANNING & ZONING COMMISSION

July 9, 2024

MINUTES

Newport Municipal Building, 998 Monmouth Street, 1st Floor Multi-Purpose Room

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

A special meeting for the Newport Planning & Zoning Commission was held on Tuesday, July 9, 2024, at 5:00 p.m. at the Newport Municipal Complex, 998 Monmouth Street, Newport, Kentucky.

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

APPROVAL OF MINUTES:

A motion by Neal Connor, seconded by Willis Gregory, to approve the regular meeting minutes on May 28, 2024, as presented.

Roll Call:

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

4-0 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-24-05

Development plan review in the R-4/CCO Zone at 330 Washington Avenue

Requested by: Vision Realty Group LLC

Comments:

- Planning and Development Director Brian Steffen gave the city's findings and stated the city does not object to this plan.
- Attorney Tom Fischer introduced the Developer Matt Olliges with Vision Realty Group LLC. Mr. Olliges advised the Board on his experience with these types of projects and went over his plan for this project.

A motion by Joe Klare, seconded by Neal Connor, to approve the PZ-24-05 development plan review in the R-4/CCO zone at 330 Washington Avenue based on staff testimony provided and because this project conforms to the city center study and the Newport Comprehensive Plan. It will not be injurious to the neighborhood or otherwise detrimental to the public welfare. It will not

adversely affect public health, safety, or welfare. It will not alter the essential character of the general vicinity. It will not cause a hazard or nuisance to the public. It will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Roll Call:

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

4-0 Motion carried- so ordered.

OTHER BUSINESS:

- Planning and Development Director Brian Steffen advised the Board that the city is continuing to update the zoning code to conform with the new State Statutes. There will be more meetings to approve these changes.

ADJOURNMENT

A motion by Willis Gregory, seconded by Joe Klare, to adjourn the meeting. The meeting was adjourned at approximately 5:20 p.m.; Motion carried- so ordered.

Approved: _____
Ron Rawe, Chairperson

Attest: _____
Tiffany Myers, City Clerk