



CITY OF NEWPORT PLANNING & ZONING COMMISSION
August 22, 2023
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 regular meeting of the Newport Planning & Zoning Commission was held on Tuesday, August 22, 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

Election of Chairperson:

A motion by Neal Connor, seconded by Bill Kreutzjans, to nominate Ron Rawe as the Chairperson for 2023.

Roll Call:

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

5-0 Motion carried- so ordered.

Election of Vice Chairperson:

A motion by Bill Kreutzjans, seconded by Willis Gregory, to nominate Neal Connor for the Vice Chairperson for 2023.

Roll Call:

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

5-0 Motion carried- so ordered.

Approval of Minutes:

A motion by Joe Klare, seconded by Bill Kreutzjans, to approve the minutes from January 10, 2023, as presented.

Roll Call:

Willis Gregory	Abstain
Neal Connor	Yes
Joe Klare	Yes
Bill Kreutzjans	Yes

Ron Rawe Yes
5-0 Motion carried- so ordered.

Ron Rawe recused himself from this case because he is an employee of Newport Millennium Housing Corporation III and turned over his chair to Vice Chairperson Neal Connor.

Before the meeting began, all parties providing testimony were given an oath.

PUBLIC HEARING:

File Number: PZ-08-23
409-413 8TH Ave.

The applicant requests a development plan and a subdivision plat review for a four-unit building with a front yard and lot width variances.

Requested by Newport Millennium Housing Corporation III

Comments:

- Planning and Development Director Brian Steffen briefly described the case regarding the zoning code and variances requested for two-family attached buildings in an R3 Zone.
- Attorney Tom Fisher and applicant Tom Guidugli Sr. with Newport Millennium Housing Corp. III reviewed his development plans and requested variances with the Board.
- Crystal Said, a resident of Newport, was concerned about her fence and retaining wall being disturbed and how close his property would be to her building. Tom Guidugli Sr. advised that the property will be 17 feet off the property line where the existing building is, and he will work with residents.
- A John Raleigh from the Church of Christ was also concerned about the building being too close to the church.

A motion by Bill Kreutzjans, seconded by Joe Klare, to approve the development plan with the following specifics and conditions: granting a five-foot lot width variance for 413 West 8th Street and a five-foot front yard setback variance for both 409-413 West 8th Street. A shared parking agreement easement will be applied to the property as they share two spaces across the property lines. Landscape plans will be provided to the City Arborist for review. The applicant will supply a re-subdivision plat for approval by the City and recording at the Campbell County Clerk's Office. The R3 Zone permits one and two-family dwellings.

That specific conditions and circumstances exist that are unique to the applicant's land and do not exist on other land in the same zone. That the manner in which the strict application of the provisions of this Ordinance would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted by other landowners in the same zone. That the unique conditions and circumstances are not the result of actions of the applicant taken subsequently to the adoption of this Ordinance. Reasons that the dimensional variance will preserve, not harm the public safety and welfare, and will not alter the essential character of the neighborhood.

That granting the dimensional variance requested will not confer on the applicant any special privilege that is not conferred by this Ordinance to other lands, structures, or buildings in the same zone. No nonconforming use of neighboring lands and structures in the same zone shall



NEWPORT
KENTUCKY

be considered grounds for the issuance of a dimensional variance. The granting of the variance will be in harmony with the general purpose and intent of the Zoning Code as well as the adopted Comprehensive Plan for the City of Newport. 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.

Adjournment:

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

Approved: _____
Ron Rawe, Chairperson

Attest: _____
Tiffany Myers, City Clerk

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