

Tiffany Myers

From: Tiffany Myers
Sent: Friday, October 24, 2025 11:49 AM
To: [John Havden](#)
Cc:
Subject: RE: Planning & Zoning Board – November & December Meetings / Approval of August Minutes

Correct —we haven't met this year to get them approved.

Tiffany Myers, CKMC, CMC
City Clerk
City of Newport
998 Monmouth Street
Newport, KY 41071
859-292-3668
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From: [John Havden](#)
Sent: Friday, October 24, 2025 11:47 AM
To: [Tiffany Myers](#)
CC: [John Havden](#)
Subject: RE: Planning & Zoning Board – November & December Meetings / Approval of August Minutes

These are from 2024.

Sent from my T-Mobile 5G Device

----- Original message -----

From: Tiffany Myers <tmyers@newportky.gov>
Date: 10/24/25 11:22 AM (GMT-05:00)
To: [John Havden](#)

Subject: Planning & Zoning Board – November & December Meetings / Approval of August Minutes

Good morning everyone,

Due to the upcoming holidays, we will **not have Planning & Zoning Board meetings in November or December.**

I'd like to get the **August 27, 2024, Planning & Zoning Board meeting minutes** approved via email.

Please review the minutes that were distributed and let me know **if you have any corrections or objections.**

If no objections are received by *Friday, October 31, 2025*, the minutes will be considered approved as distributed.

Thank you all, and I hope you have a wonderful holiday season!

Tiffany Myers, CKMC, CMC

City Clerk

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NEWPORT KENTUCKY

CITY OF NEWPORT PLANNING & ZONING COMMISSION August 27, 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 regular meeting for the Newport Planning & Zoning Commission was held on Tuesday, August 27, 2024, at 5:00 p.m. at the Newport Municipal Complex, 998 Monmouth Street, Newport, Kentucky.

In attendance were Ron Rawe, the chairman, Neal Connor, Bill Kreutzjans, Willis Gregory, Planning and Development Director Brian Steffen, City Attorney Dan Braun, and City Clerk Tiffany Myers. Joe Klare, 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 special meeting minutes on July 9, 2024, as presented.

Roll Call:

Willis Gregory	Yes
Neal Connor	Yes
Bill Kreutzjans	Abstain
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-examine witnesses.

PUBLIC HEARING:

PZ-24-06

A proposed map amendment to change Central Business District Fringe (CBDF) & (Industrial) I-1 to CBD (Central Business District) & Residential (R3)
Requested by: City of Newport

Comments:

- Planning and Development Director Brian Steffen presented the city's findings.
- Debra Fightmaster questioned whether this would affect her property on Hodge Street when renting the apartments. Planning and Development Director Brian Steffen said this would not affect her property.
- Matt, a business owner on York Street, questioned whether he would be allowed to rent the apartments on the top floor of his business if this were allowed with the new changes. Planning and Development Director Brian Steffen stated that, in this case, you must follow a procedure and submit a BOA application.



NEWPORT KENTUCKY

A motion by Bill Kreutzjans, seconded by Neal Connor, to approve both proposed zone changes and amend the official zoning map. This is based on testimony and evidence provided by city staff. This is in conformance with the 2020 Comprehensive Plan and is in accordance with KRS 100.211.

Roll Call:

Willis Gregory Yes

Neal Connor Yes

Bill Kreutzjans Yes

Ron Rawe Yes

4-0 Motion carried- so ordered.

ADJOURNMENT

A motion by Neal Connor, seconded by Willis Gregory, to adjourn the meeting. The meeting was adjourned at approximately 5:18 p.m.; Motion carried- so ordered.

Approved: _____ Date _____
Ron Rawe, Chairperson

Attest: _____
Tiffany Myers, City Clerk