

THE PARK HILLS CITY COUNCIL HELD A SPECIAL MEETING ON THURSDAY, JANUARY 26, 2017 AT 7:00 P.M. AT THE PARK HILLS FIRE DEPARTMENT, 1106 AMSTERDAM ROAD WITH MAYOR MATT MATTONE PRESIDING. COUNCIL MEMBERS PRESENT: GREG CLAYPOLE, KATHY ZEMBRODT, JASON RESER, STEVE ELKINS AND KARL OBERJOHN  
ABSENT: PAMELA SPOOR  
ALSO PRESENT: CITY ATTORNEY'S ASSISTANT KYLE WINSLOW

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

#### I. Economic Development Discussion

Tonight's meeting is to discuss a possible zoning text amendment to allow outdoor storage at 1450 Dixie Highway. Steffen's Rental is requesting the amendment for their business.

Mr. Oberjohn thanked everyone for attending tonight's meeting. He began by saying he was torn. The two questions he raised were; what do we want Dixie Highway to look like and what kind of businesses do we want. Second, what kind of business owners does the city want? He was impressed by Ms. Steffen's presentation and that she is part of a family business going back five generations. He wants to consider a long term plan as opposed to just populating Dixie Highway.

Ms. Zembrodt agreed. She doesn't necessarily like the idea of outdoor storage but a text amendment would give the city the opportunity to start amending. As written, anyone could move their business there if it follows the current zoning; amending gives the city the chance to give options and put stipulations on what goes in. Businesses already in place cannot be forced to move if the zoning is amended. Future businesses, however; would have to comply with the zoning amendments. She would like to see the auto businesses have screening; which they are not required to have in the current zoning.

Ms. Zembrodt stated if the Steffen business goes in, it would bring people using the business into the city to perhaps spend money at the other businesses in the city. It would also generate payroll tax from the employees who would be working there.

Mr. Claypole echoed Ms. Zembrodt's concern that anyone not needing a text amendment could come in and buy without discussing with the city. The fact that Ms. Steffen stated she would like to re-do the front of the building shows she is willing to work with the city. He also mentioned the tangible tax in place on businesses.

Ms. Zembrodt stated a study would take time and during that time, does the city want a vacant building?

Mr. Elkins stated he is also torn. He looked over the small area study that was done in 2010. He also does not want to see an empty store front. He also appreciates Ms. Steffen's presentation and would like to at least let her know if the city is even open to working with her.

The Mayor stated the Council could determine if the city would support a text amendment for outdoor storage. The city could determine the details of the outdoor storage as far as amount of space, setbacks, etc.

Ms. Zembrodt added that if the city would not consider an amendment, Steffen's would not pursue locating their business there.

Mr. Reser stated he has put a lot of thought into the highway corridor. He feels the city should be edging toward commercial and residential as many of the businesses back up to residential areas. He worries about the noise that residents will incur with a rental type business such as Steffen's. He would like to push towards class A office space and some higher end development. He doesn't think a lot of the 2010 study plan is feasible but that it is a good starting point. He believes there would be high demand for nice apartments and condominiums in the city. He believes this is what will happen with the Gateway property and would rather see people living here rather than just passing through. He stated there are programs and tools out there that could help such as TIF District and bonds. He would like to see a zoning amendment to accommodate for some of these projects.

Ms. Zembrodt agreed that she likes Mr. Reser's ideas; however, the businesses already on the Dixie corridor will remain there until their businesses move or close down.

Mr. Elkins believes if Steffen's moves into the building, they will stay there for a very long time.

Mayor Mattone asked if Council wants to work with Ms. Steffen to encourage them to locate to Park Hills, or do we want to pause and reflect more on it. According to Ms. Steffen, she is on a timeline and needs an answer very soon.

Ms. Zembrodt added that if Steffen's did purchase the building, the amendment could cause her to make changes and make the building more attractive.

The Mayor, though unable to vote on this issue, stated he would love to bring in the kinds of developments and businesses to Park Hills as Mr. Reser mentioned earlier, but knows the reality of the market right now and doesn't want to see a vacant building along Dixie Highway. If it were up to him, he would say that we work with her to develop the property in a way that is sensitive to the corridor as it exists now with the understanding that we are trying to move into a different direction in the future. He would like to project the city as business friendly.

Mr. Claypole stated he also likes Mr. Reser's idea and it would be great if that was possible. Mr. Claypole doesn't believe people would want to live in an apartment and have to look at the industry that is along the Dixie Highway now. These businesses will probably remain there for some time he added.

The Mayor stated that what goes in on the Gateway property may affect the future of Dixie Highway.

Mr. Oberjohn's concern is that the ceiling on how much better the corridor could look is very limited. Referring to the 2010 Dixie Study; it is very ambitious and some of it may be out of date by now. He added; the more ambitious visions call for a total redevelopment of that section deeming none of the buildings there are attractive or

historic enough to save. He believes if we allow this business to go in, the city would be 'locking' into that look for Dixie for years to come. He does believe Steffen's may be an improvement to some other ideas floated in the past. If we say no to them it could be a gamble.

Mr. Elkins would like to have more time to put a plan in place.

Mr. Reser added that the city could look at getting several business owners to market that area as a group. He believes there hasn't been a lot of effort with the Economic Development Committee as far as meetings and planning. He thinks there needs to be more focus on development. He also questioned the payroll and tangible taxes Steffen's would supposedly bring to the city.

Mr. Oberjohn would like to send a message that the city is ready to change direction regarding its zoning/development.

Mr. Reser would like to look to other resources besides the PDS for ideas on how to plan a vision.

Mr. Elkins asked if we do work with Steffen's to amend the zoning to allow outside storage, this would apply to the entire zone. Therefore, other businesses may decide to have outside storage also.

The Mayor stated this is true but they would have to follow the regulations put on by the city.

Mr. Winslow explained that in order to do a text amendment, it has to go through the PDS and then an Ordinance would have to be passed. He believes each member of Council should say how they feel; support an amendment or not support an amendment.

Ms. Zembrodt stated she would support a discussion, Mr. Claypole stated he would also support a discussion, Mr. Reser stated he is not for supporting a discussion, Mr. Oberjohn does not support the amendment discussion at this time and Mr. Elkins just stated he would like more time to discuss the issue.

Mayor Mattone stated he would contact Ms. Steffen tomorrow and tell her Council needs more time to discuss the issue and at this time, Council is not in favor to support a text amendment allowing outdoor storage.

Chief Stanley passed out handouts regarding pricing for the new Verizon phone system he would like to have installed.

Motion to approve the expense for the installation of the new phone system was made by Ms. Zembrodt; second by Mr. Claypole. Roll call: all ayes

8:04 Motion to adjourn from Special Meeting

ATTEST:

CITY CLERK

  
MAYOR, MATT MATTONE