



CITY OF NEWPORT PLANNING & ZONING COMMISSION
March 19, 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](https://www.facebook.com/CityofNewportKY) or [YouTube/CityofNewportKY](https://www.youtube.com/CityofNewportKY).*

A special meeting for the Newport Planning & Zoning Commission was held on Tuesday, March 19, 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 regular meeting on January 23, 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-24-02

Designation of the Buena Vista Local Historic District Overlay

Requested by: City of Newport

Comments:

Planning and Development Director Brian Steffen advised the Board that tonight they are here because a recommendation was made by the Historic Preservation Commission on February 28th, 2024, to create a local historic district overlay zone in the Buena Vista neighborhood in accordance with KRS 82 .660, 100,.211, and Chapter 32 of the Code of Ordinances. Tonight's application is to consider the creation of that overlay zone. The Board will not consider the historic district's merits or any related issues, including the guidelines.

The area for consideration is commonly known as the Buena Vista neighborhood, which includes the north end of West 8th Street, the south part of West 12th Street, The west ends of Brighton and Lowell Streets, and the east side of Putnam and York Streets. The city sent out all required public notices per state statute and city ordinance. Tonight, the Board will consider approving the application based on KRS 82 .660 under Subsection A.

This neighborhood is an area that has historical, architectural, natural, or cultural significance that is suitable for preservation or conservation. In addition, it also complies with Subsection B. This area is located near a river or other body of water or along an established commercial corridor with a unique character related to the location suitable for conservation. Further, the area received approval for its inclusion as a nationally registered historic district on February 13, 2020, into the required comprehensive plan references. On pages 98 and 104, there are references to the 2020 Newport Comprehensive Plan, most notably on page 104 of the comment about continuing to explore the possibility of creating a local historic district with associated design guidelines for the Buena Vista Historic neighborhood.

Kevin Cook, 207 West 8th Street, received a letter stating he's in the Historic District, but looking at the map, he is not. Assistant City Manager Hayden advised that this was sent in error and that two sets of letters were sent out. One was for affected property owners, and the other was statutorily required for adjacent property owners. I will check into what happened.

Beth Johnson, Executive Director of Cincinnati Preservation Association, is supporting the approval of the historic district overlay.

Ed Davis, 839 York Street, supports the historic overlay, which would prevent the demolition of these historic houses.

A motion by Bill Kreutzjans, seconded by Joe Klare, to recommend for approval to the City Commission on the basis of the area of KRS 82.660, sections A and B, an area that is historical, architectural, natural, or cultural significance that is suitable for the preservation of conservation, and an area that is located near a river or finding water, or along a sandwich or a corridor that has special character related to the location that is suitable for conservation. Based on that and the finding of fact, from the testimony of tonight and information presented that meets the designation criteria, it meets multiple goals of the comprehensive plan. It's currently listed on the National Registry to have that designation, and we received affirmative testimony tonight from staff and the audience.

Roll Call:

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

5-0 Motion carried- so ordered.

OTHER BUSINESS

Joe Klare stated he would like to review the zoning code to regulate vape shops or any store that sells nicotine or other inhalant products. While the city is looking at updating the zoning code, this can be a long and tedious task, and with the number of shops within the city limits, he would like to see something sooner regarding vape shops.

Motion by Joe Klare, seconded by Bill Kreutzjans, for staff to research potential definitions around the products, stores, and institutions that sell nicotine or vape products.

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 Neal Connor, seconded by Bill Kreutzjans, to adjourn the meeting. The meeting was adjourned at approximately 5:40 p.m.; Motion carried- so ordered.

Approved: _____
Ron Rawe, Chairperson

Attest: _____
Tiffany Myers, City Clerk