

CITY OF COVINGTON
Planning Commission Minutes

August 4, 2011

City Hall Council Chambers

CALL TO ORDER

Chair Smith called the regular meeting of the Planning Commission to order at 6:35 p.m.

MEMBERS PRESENT

Chair Smith, Vice Chair Key, Sonia Foss and Bill Judd

MEMBERS ABSENT

Alex White and Jack Brooks

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Vice Chair Key moved and Commissioner Foss seconded to approve the Consent Agenda. Motion carried 4-0.**

CITIZEN COMMENTS – None

PUBLIC HEARING - None

UNFINISHED BUSINESS

1. Discussion of New Electric Vehicle Charging Station Code Amendments

Senior Planner, Salina Lyons detailed a memo and the draft code amendments regarding new electric vehicle charging stations and questions for discussion.

Ms. Lyons described the permitted use in the code and identified that charging stations will be permitted in all the zones. They will be required in new developments based on a ratio of parking stalls. She asked the Planning Commission to discuss if there should be a specific electric vehicle station to parking ratio for government buildings, parks, and churches as well.

The Planning Commission discussed that electric vehicle charging stations should not be mandatory for churches, but there should be a threshold for public facilities such as government buildings and parks.

Ms. Lyons asked the Planning Commission if they thought the ordinance should contain pictures of the required signage or if they could be referenced in the code. The Planning Commission recommended that signage requirements should be dictated by the MUTCD manual as opposed to including signage provisions in the ordinance.

Ms. Lyons asked the Planning Commission if sites that expand or modify the building or parking area should be required to install electric vehicle charging stations. The Planning Commission recommended eliminating the requirement for re-development proposals, and apply the requirement to new developments.

The Planning Commission discussed the required ratios of electric vehicle charging stations to required vehicle parking. Staff presented ratios based on the current parking trends, size of development, and remaining areas within the City. The Planning Commission was concerned that the charging stations would be cost prohibitive for small developments and wanted ratios that would be applicable to only larger developments.

The Planning Commission agreed with staff's recommendation of 1 EV:100 parking stalls in the Town Center and General Commercial Zones, 1EV: 30 parking stalls the R-18 zone and 1EV:50 parking stalls in the MC and MHO zones.

The Planning Commission also wanted language that would allow the director to reduce the number of charging stations under a series of conditions. Staff was directed to draft language accordingly.

Commissioner Judd asked about the ADA accessibility requirements. The draft ordinance provides a ratio of ADA stalls based on the number of charging stations provided. The Planning Commission determined that the chart was not necessary and the language should be modified to state "A minimum of one stall should be ADA accessible."

Provisions should be added to allow EVI at existing gasoline stations as an accessory use as well as allow as a stand-alone use. Staff pointed out those electric charging stations would be allowed at a gasoline station as an accessory use. Language would be added to the downtown permitted use table to allow a standalone electric vehicle charging station parking lot.

NEW BUSINESS - None

ATTENDANCE VOTE

- **Commissioner Foss moved and Commissioner Judd seconded to excuse Commissioner Brooks' and Commissioner White's absence. Motion carried 4-0.**

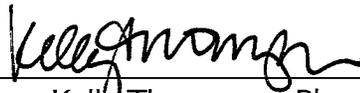
PUBLIC COMMENT - None

COMMENTS AND COMMUNICATIONS FROM STAFF - None

ADJOURN

The August 4, 2011 Planning Commission Meeting adjourned at 7:17 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary