

**CITY OF COVINGTON**  
**Planning Commission Minutes**

**March 6, 2014**

**City Hall Council Chambers**

**CALL TO ORDER**

Vice Chair Max called the regular meeting of the Planning Commission to order at 6:32 p.m.

**MEMBERS PRESENT**

Jennifer Gilbert-Smith, Ed Holmes, Bill Judd, Paul Max, and Alex White

**MEMBERS ABSENT** – <sup>Sean</sup> Shawn Smith

**STAFF PRESENT**

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

**APPROVAL OF CONSENT AGENDA**

- **1. Commissioner Judd moved and Commissioner Gilbert-Smith seconded to approve the February 20, 2014 minutes and consent agenda. Motion carried 5-0.**

**CITIZEN COMMENTS** - None

**PUBLIC HEARING** – None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

**2. Discussion of Scope and Specific changes to City Design Standards for Building Façade Modulations in the Town Center**

Senior Planner, Ann Mueller took the suggestions that the Planning Commission made at the February 20<sup>th</sup> meeting and incorporated those into the proposed Design Standards. Alternative options regarding the use of landscaping or trellises will be added to the standards and will be provided to the Planning Commission at the Public Hearing.

Commissioner Holmes asked for clarification on some verbiage regarding vertical trellis structures and asked for more consistent language.

Vice Chair Max asked about outdoor storage allowances and whether it was appropriate to state a maximum percentage of storage allowed. Staff and the Planning Commission discussed scenarios that may require some flexibility to allow a business more outdoor storage as is currently being used by both Home Depot and Wall-Mart for their seasonal display and sales.

The Planning Commission discussed should vs. shall regarding the finished floor of the ground floor unit designated for ADA accessibility.

Commissioner Holmes asked about the minimum width of a commercial and retail use vs. a minimum *average* depth. Staff clarified the difference between the two terms.

The Planning Commission reached a consensus that they are ready to schedule the Public Hearing.

**ATTENDANCE VOTE –**

- **Commissioner Judd moved and Commissioner Holmes seconded to excuse Chair Smith's absence. Motion carried 5-0.**

**PUBLIC COMMENT – None**

**COMMENTS AND COMMUNICATIONS FROM STAFF**

**ADJOURN**

The March 6, 2014 Planning Commission Meeting adjourned at 7:17 p.m.

Respectfully submitted,

  
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Kelly Thompson, Planning Commission Secretary