



**CITY OF INDEPENDENCE**

# **COUNCIL MEETING AGENDA**

**January 6, 2025**

Independence Municipal Center  
Council Chambers

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL OF MEMBERS**

**APPROVAL OF COUNCIL MINUTES:** Regular Meeting of December 2, 2024

**POLICE – Swearing in New Officer**

**OLD BUSINESS**

- **ORDINANCE NO. 2025-O-01 – Stephenson Road Truck Restrictions – 2<sup>nd</sup> Reading**

**NEW BUSINESS**

- **RESOLUTION NO. 2025-R-01 – Courthouse Crossing Signage**

**ATTORNEY’S REPORT – Jack Gatlin**

**CITY ADMINISTRATOR REPORT – Chris Moriconi**

**MAYOR’S REPORT – Christopher J. Reinersman**

**EXECUTIVE SESSION** in accordance with K.R.S. 61.810(c)

**ADJOURNMENT**

**ORDINANCE NO. 2025-O-01**

**AN ORDINANCE OF THE CITY OF INDEPENDENCE, RESTRICTING CERTAIN TRAFFIC IN EXCESS OF 11,000 POUNDS ON STEPHENS ROAD AT A POINT FROM FOWLER CREEK (STATE RT. 1486) TO OLIVER ROAD, INDEPENDENCE, KENTUCKY**

**WHEREAS** the City of Independence desires to reduce safety concerns on Stephens Rd; and

**WHEREAS**, it is in the public's interest to reduce the size of vehicles travelling on Stephens Rd, and;

**WHEREAS**, Stephens Rd. is a City Road, beginning at Fowler Creek Rd (State Rt. 1486) to Oliver Road and the City has the authority to impose restrictions for the health, safety and welfare of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF INDEPENDENCE, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:**

*(Strikethrough portions are to be deleted, underlined portions are to be added as required by KRS 83A.060(3))*

**SECTION I**

**Restriction of Traffic on Stephens Road, Independence, Kentucky – beginning at Fowler Creek (State Route 1486) to Oliver Road**

(A) Motor vehicles and trucks having a gross vehicle weight rating (as defined at KRS 81A.010) ("GVWR") in excess of 11,000 pounds may not travel on Stephens Road.

(B) Truck-tractors, semi-trailers, trailers, tow trucks, dump trucks, equipment trailers and trucks having a box body appearance may not travel on Stephens Road. For purposes of this chapter, a truck has a "box body appearance" where its chassis is manufactured separately from the box that is attached to it, the box is either rectangular or square in size, and the box is covered or fully enclosed.

(C) Motor vehicles or trucks having a width greater than seven feet may not travel on Stephens Road.

(D) Residents that live within the restricted area may apply to the City for a permit for limited and special one time use of the restricted area.

(E) Any public safety vehicles, school buses and garbage trucks are exempt from this restriction.

(F) All violations of this section shall be a city citation in the amount of \$500 for a first offense and \$750 for a second and subsequent offense.

**SECTION II**

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect if they remain valid in the absence of those provisions determined to be invalid.

**SECTION III**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION IV**

Should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance. That this Ordinance shall take effect and be in full force when passed, published, and recorded according to the law.

\_\_\_\_\_  
Christopher J. Reinersman, Mayor

ATTEST:

\_\_\_\_\_  
Gina Rawe, City Clerk

First Reading: December 2, 2024

Second Reading: January 6, 2025

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Publication Date: \_\_\_\_\_

**RESOLUTION NO. 2025-R-01**

**A RESOLUTION OF THE CITY OF INDEPENDENCE, KENTUCKY APPROVING THE FINAL DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A SIX-FOOT TALL, 24 SQUARE FOOT DETACHED SIGN**

**WHEREAS**, , in 2011-2012, the City of Independence undertook an 18-month planning process to set a vision for the area including the site in question. The subsequent zoning ordinance including the GMU Zone was created after a Steering Committee comprised of community members met 19 times for an additional year and held two public meetings before they presented their recommendations to the Independence City Council in 2012. An extensive public engagement process was pursued before the GMU Zone was adopted by the City of Independence.

**WHEREAS**, in 2012, there was a proposed map amendment to the Independence Zoning Ordinance changing 42 acres north and south of McCullum Pike from R-1C and R-1D to GMU (Z-12-08-04/2093R). PDS staff and KCPC recommended favorably. The city adopted the amendment.

**WHEREAS**, by adopting the amendment and creating the GMU Zone, Stage II projects may be built as a matter of right, and a Stage I is not required. In 2017, a Stage II Development Plan was submitted for 133-B McCullum Pike (directly east of this site) to construct a 42-unit multi-family development with a community center and associated parking. PDS Staff recommended it unfavorably. The applicant withdrew the application prior to final action from the Independence City Council (PC2006-0001).

**WHEREAS**, in 2020, a Stage II Development Plan was submitted for 133-B McCullum Pike (directly east of this site) to construct a 47-unit age restricted multi-family development (PC2006-0001). PDS staff recommended unfavorably. The City of Independence passed a resolution to approve the Stage II Plan with the following conditions (Resolution No. 2020-R-10):

- a) Subject to compliance with Section 9.17, 9.22, 10.22 (J), 10.22 (J, 6), and 11.1 (F).
- b) Subject to any and all requirements under the Independence Zoning Ordinance; and
- c) Subject to a Land Disturbance Permit.

**WHEREAS**, in 2022, the City adopted a new zoning ordinance. The site was zoned to the new PUD Zone, with the former GMU regulations becoming the approved plan. Developments still require action from the City Council through the Final Development Plan review process.

**WHEREAS**, in June 2022 a Final Development Plan was submitted for the site in question (then known as 133-C McCullum Pike) to construct a 50-unit age restricted multi-family development (PC2206-0003). PDS staff recommended favorably with one condition. The City of Independence passed a resolution to approve the Final Development Plan with the condition that a pedestrian and vehicular access easement to the adjacent property to the west be provided (Resolution No. 2022-R-10).

**WHEREAS**, the PDS Staff Report dated December 20, 2024 (incorporated herein), provides a favorable recommendation on the Final Development Plan to construct a six-foot tall, 24 square foot detached sign, subject to the condition that no part of the sign be located closer than 10 feet from the nearest property line.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF INDEPENDENCE, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY, THAT:**

The Final Development Plan to construct a six-foot tall, 24 square foot detached sign, is approved subject to the condition that no part of the sign be located closer than 10 feet from the nearest property line.

**SUPPORTING INFORMATION/BASES**

1. The proposed Final Development Plan is in substantial compliance with the Independence Zoning Ordinance, Resolution No. 2022-R-10, and the Kenton County Subdivision Regulations, except for the following:

a. Section 11.09 states that detached signs in the R-MF Zone must be set back at least five feet from a street and 10 feet from other property lines. Additional information will need to be provided at the permitting stage to determine compliance with this requirement.

Done this 6<sup>th</sup> day of January 2025 on a Motion made by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_.

Members present voting in favor: \_\_\_\_\_

Members present voting against: \_\_\_\_\_

BY: \_\_\_\_\_  
Christopher J. Reinersman, Mayor

ATTEST:

\_\_\_\_\_  
Gina Rawe, City Clerk