

**CITY OF FORT MITCHELL, KY  
CITY COUNCIL SPECIAL MEETING  
Held at NKAPC  
2332 Royal Drive, Ft. Mitchell, KY 41017  
February 11, 2013**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL**

Mayor Wiest called the meeting to order at 6:05 pm and led the Pledge of Allegiance.

**PRESENT:** Vicki Boerger, Mary Burns, Ray Heist, Frank Hicks, Jim Hummeldorf, Kim Nachazel, Dan Rice, Dennis Zahler

**OTHERS PRESENT:** Mayor Chris Wiest, City Attorney Rob Ziegler, City Administrator Brian Houillion, Police Chief Jeff Eldridge, Public Works Director Dave Noll and Debbie Krueger, Deputy City Clerk.

**RESIDENT/CITIZEN COMMENT ON ORDINANCE 2013-04 OR ORDINANCE 2013-05**

The Mayor asked for any resident or citizen comments on the two ordinances related to the Mercedes dealership. Mr. George Deitmaring stated that he has no objection to the dealership going in and is only concerned as to what it will look like in regard to signs and lighting. Mr. Deitmaring is a member of the Board of Adjustment and is concerned as to the size of signs and lighting. Mr. Bernie Moreno gave a brief presentation as to the proposed layout of the dealership including the placement of signs and lighting. Mr. Moreno advised that the current sign for the hotel would have the top section removed and the sign will feature the Mercedes logo and at night the only you would see is a faint white star. The same sign will appear on the blade of the building and on the front of the building will be a sign that says "Mercedes of Fort Mitchell" that will light up blue at night. There will be directional signage on the site for customer parking and service. Mayor Wiest asked that Mr. Moreno show the flyover showing the exit ramp, the project, including the paver area, the golf course grass, the service area, inventory parking and the landscaping. Mr. Moreno explained the proposed landscaping for the project including the solid wood fence, the decorative wrought iron and stone fence and the fifteen (15) foot landscape barrier between the dealership and the neighboring properties, the grand boulevard, and the water feature that will show the address of the property. Mr. Moreno stated that the proposed project will be moved approximately fifty (50) feet toward the highway from where the hotel currently sits. They will also be making a three (3) foot drop in elevation between the neighboring properties in an effort to alleviate the standing water issue that currently exists and have the water drain toward the highway. Ms. Burns asked that Mr. Moreno explain about the proposed lighting. Mr. Moreno stated that instead of Metal Halide bulbs they will be using LED (light emitting diodes) lights. Although LED lights cost substantially more than Metal Halide, they use 85% less electricity and the beam can be programmed to shine exactly where it is needed, reducing glare and spillage onto adjacent properties. Mr. DeJaco, also a member of the Board of Adjustments, asked if there would be lights under the overhang and inside the showroom. Mr. Moreno advised that all lights outside will be LED and dimmable and inside lighting will be metal halide normal business lighting. Mr. Moreno also noted that there will be a thirty-five foot waterfall inside that will be lit in faint blue at night. Mr. DeJaco asked about perimeter lighting. Mr. Moreno advised that the entryway will be low lighting similar to normal streetscape and there will be LED security lighting when the business is closed around the perimeter for security. Mr. Deitmaring as a matter of clarification asked the purpose of the out buildings adjacent to the exit ramp. Mr. Moreno advised that they are working on a three (3) tier revolving car display and two (2) round elevated car displays. Mrs. Boerger asked what the height of the display would be and Mr. Moreno advised that due to elevation it would probably be about the same height of the building. The elevation of the row of cars along the edge of the lot will be angled down so that they can be seen from the expressway. Ms. Burns asked that Mr. Moreno talk about there being no loud speakers. Mr.

Moreno advised that there will not be loud speakers outside the building; there will be no paging or music outside either. They are very concerned about keeping noise to a minimum.

**SECOND READING AND ACTION ORDINANCE 2013-03, Flood Plan Management Text Amendment (Sponsors: Hummeldorf, Nachazel)**

Mr. Ziegler performed a second reading of Ordinance 2013-03. Mr. Zahler made a motion that we approve Ordinance 2013-03. Mrs. Burns made a second to the motion. After asking for discussion or questions and hearing none, the Mayor called for a roll call vote.

Mrs. Boerger:	Yes	Ms. Burns:	Yes
Mr. Heist:	Yes	Mr. Hicks:	Yes
Mr. Hummeldorf:	Yes	Mrs. Nachazel:	Yes
Mr. Rice:	Yes	Mr. Zahler:	Yes
Ayes: 8	Nays: 0	Motion Passed.	

Mr. Ziegler performed a first reading of Ordinance 2013-04 (Sponsors: Hummeldorf, Nachazel, Zahler) – Text Amendment on LHS Zone to (1) add Luxury New Car Dealership definition; (2) Amend LHS Zone to include New Luxury Car Dealerships as a permitted use, along with permissible accessory uses, adding area and height regulations and other development controls associated with luxury car dealerships; and (3) allowing larger signs and additional number of wall signs and freestanding signs for New Luxury Car Dealerships.

Mr. Ziegler performed a first reading of Ordinance 2013-05 (Sponsors: Hummeldorf, Nachazel, Zahler)– Map Amendment on an approximate 9000 square foot area located on the south size of West Maple Avenue, approximately 150 feet west of the intersection of West Maple Avenue and Dixie Highway, Fort Mitchell, Kentucky, from R-1 Zone (single family) to LHS Zone (limited highway service).

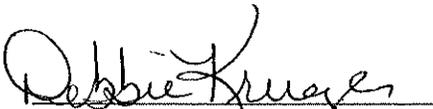
Mr. Zahler made the motion to adjourn the Special Council Meeting. Mr. Rice seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 6:36 pm.

Signed March 4, 2013



Christopher Wiest, Mayor

Minutes prepared and  
Signature Witnessed By:

  
Debbie Krueger, Deputy City Clerk