

PUBLIC HEARING:

Althaus: Good evening everyone, we're going to begin City council tonight with a public hearing regarding the rezoning of 231 North Glendale Street. With that I'm going to turn it over to John Schwemer to lead that here.

Schwemer: So, we've received the application from Holly Ulrich on the rezoning of 231 North Glendale Street, Kenton from the proposed zoning change. It is an R1, 1-4 family residential: proposed change to a B3, general business district, okay. Keep in mind we have kind of 3 business districts. There's the downtown, then there's the neighborhood, then there's the general. So, it's the highest level of general business before you get into our manufacturing; our M1, M2. Okay so, that was the proposal and that went before a hearing before the planning commission. Planning commission conducted the hearing and in a vote of 2-1 recommended that the zoning change be submitted to council. They recommended approval. Okay, the proposed use is a daycare center in the residential home okay. This is a daycare center. This is not a type "A" or type "B"; which means it's a larger facility. You have to get approvals by the state more involved and our existing zoning in a residential district does not allow for that. Our allows basically right now in a residence you can have type "A" is a conditional use, which means you need to get the board of zoning to approve. Type B is a permitted use in any district in the city, residential or business district. So, this is really above those. It's a daycare center and Holly is here. She can explain any more about the plan, but that was really the proposal. So, again the planning commission did vote 2-1 to recommend this to council. So, what we need to consider is, you know, parking issues, access issues, the neighborhood. It would be viewed, unequivocally, as a spot zone because there is no business uses, no business districts around this area. And then another aspect, keep in mind, once we rezone something it doesn't just, if the use stops it doesn't default back. It's not the way our codifieds works. So, if it is rezoned, it's rezoned as a B3 until we take it back up and rezone it. The same process that's worked through now. So, I guess we'll have time here to accept any questions, anybody that would like to speak for or against, but I guess first we might just throw out, are there any questions from council at this point in time. If not, we might just have Holly come up and...

Beazley: The question, you mentioned A and B being, my understanding, the smallest (inaudible). "A" would then require a little more oversight, which is why it would require...

Schwemer: It's number of people mostly for those two. A type "B" is a 1-6 children at a time, in which no more than 3 children under the age of 2. Then you get to the "B" and it's 4-12 and no more than, I think 4 that are under the age of 2, okay.

Beazley: And then the center would be beyond that, and would require square footage analysis and those sorts of things, and I'd say with this about of room you can accommodate this many people, and that's rated by the state, is that correct?

Schwemer-Mhm. Right. So, I guess we can accept comments if anyone would like to come up, I mean Holly if there is anything, you know, you've been here before and I don't know if there's anything you'd like to add or any information you would like to provide council. If you would talk, we do take minutes in recording. So, if anyone, I'd ask that you do speak up at the mic so that we can have minutes of this.

Holly Ulrich-Hello, I'm Holly Ulrich. Some of you might know me, and some of you may not. I've been a licensed childcare provider in Kenton and Hardin County, this is my 21st year. So, 21 years. I did start out as a type "B" provider. We were only allowed to have up to 6 children at a time in our care. Since then, I have moved up and became a type "A" provider. Type "A" allows me to have 12 children or less at a time. So, my goal right now is, the need is so high right now for childcare in our county, and in the City of Kenton. I'm wanting to open a center. This is not going to be a very large center. Okay, this isn't going to be, I'm not comparing myself to Laugh N Learn, or nothing like that. I'm thinking, like I currently have 24 children enrolled. It would just be nice if I had a center so I could keep all 24 of them at the same time. In my home as a type "A" I cannot do that. I do have 11 children on a waiting list. I talked to my supervisor at Job and Family Services today, and as of today there is over 3 families here in town that have 2 or more children that are on the state program, that they can't get a provider. We're all too full. So, my grandparents have passed away and they left me their house. So, I thought it would be the perfect opportunity to take my daycare out of my home, move it in town because another problem I'm running

into is Head Start. Head Start program will not bring their busses to me because I live outside the city limits. So, there is some children and some families that I am having to turn away because I don't do transportation. But if I was in town, I could bring in those Head Start kids. I'm looking to serve maybe 30-50 max. It depends, I'm not going to go over 50 kids because looking at the square footage of the home, if I calculated everything correctly, the state should allow me up to 52 kids to service. But it's just very difficult. We've having calls now that it's summer, as providers, we're having calls, every other day of somebody needing care. The private pay around here, I only know a couple of those and they're full as well. They don't have any openings either. So, basically my goal is to get the center going in town. The children will not be outside of the home. I will have a privacy fence in the play area. Nobody will be able to see out or see in because it is on a corner lot. The parking, I do believe, for now, would be fine. I mean, there's, yeah there's street parking and the driveway only holds two cars but honestly, even with me juggling 24 kids now, I only have two parents, maybe 3 that come at the same time. I think even if I was to have 40 kids; it's not going to be a madhouse up there. There's not gonna be a line of cars or anything like that. I do plan to put in all new sidewalks at the property. They'll be a lot of renovations. I have the whole two and a half car garage I want to make into a whole play area. Like I said there'll be privacy fencing. I think that's about it. Anybody else have any questions? But I did speak to Laugh N Learn as well and they are full as well. So, everybody is completely full and I took on Wilma's children this summer because Laugh N Learn, her children went to school, went to daycare at Laugh N Learn, during school, school time. But when summer started, they said, they told her that her and her 5 children couldn't attend there no more because they're too full. So, I squeezed her in my schedule, but she's real good about working with me with my other parents that, cause I can only do 12 at a time. But if I had a center, I can welcome all them kids in and work with all of them and there won't be no parent, no children left out. And I do know, like I said, there is 3-4 families right now, in Kenton, that my supervisor told me, that have 2 or more children that cannot find a provider, but they're on the program to be state funded to get childcare but there's just is no room. And if I open a center then I can take them in.

Pegg Wren: The only question I had was about the parking, and you kind of addressed that because I was thinking it could be quite hazardous if times weren't staggered.

Ulrich-Oh I've thought about it a lot too, but I really think that maybe 4 cars max, at the most. I mean the parents are going to be coming and going at all different times. I'm also wanting to run a 2nd shift. That's something that we really don't have here anywhere. None of the, most of the state providers doesn't even run second shift and if they do it's every other Friday night. So, I am hoping to maybe bring in a small load, I don't want to overwhelm myself, and I just want to keep it small. I basically just want to be able to service everybody and I can't do that in my home with a type "A" license.

Antwillia Davis: I guess my issue is not the fact that you want to turn it into a daycare. I realize that's a need we have. My issue comes strictly down to, it is spot zoning. Then we have changed the zoning here and we cannot change it back. So, if it goes to sell, a business could come in and it would never come back to us, as a council. So, it could become anything that fits into, basically anything other under manufacturing, and there's nothing we can do to prevent that. So, that is my biggest concern. That there's plenty of properties in this area you could perhaps purchase and transform into childcare. It's the zoning; will allow for the parking issues. Will allow for the other issues that come with turning a residential home into commercial. And I know we've had these issues previously with things being zoned, what I consider spot zoning, in different areas and it's become an issue and we've had to work through people living in them, then them not being able to live there, then all of the sudden we have things being ran out of, essentially our communities that were designed for residential.

Ulrich-Right, and that is my grandparents' home. We have no intention of ever selling it. It was passed to my parents, and then to me and then I plan to pass it to my children someday. We don't ever plan to sell it. I can't promise that but, as of today, we plan to always have my grandparents' home.

Robin Jones-So, I'll be really honest, I have driven by there several times. Somebody lives in the home right now. So, I went in the morning, and it was pretty quiet. I went after school, and it was pretty busy. Because there is parking on North Street, on the north side, and then that's a pretty tight turn into Glendale from there. So, you know, I'm kind of like, to me the yard doesn't look very big either. I mean, I understand, and I tried to do some research. I called Laugh N Learn and she also said that they have a

waiting list but they have another room that they can open but they can't find help. So, you know she's like we want to open up another room but we can't find help. So, I mean...

Ulrich-We're all just trying to service the community. Pretty much is what we've trying to do and behind the garage there is a concrete patio but I was wanting to go the whole lot. So, beside the garage, if you have the map in front of you, you'd go beside the garage to the property line, over by the next house, and clear up. So, that would be a pretty good space that I would fence in for outside play.

Jones: The distance between your house on the corner and the next house is pretty narrow. I mean just, I see the fence in there but there's not a lot of, I don't know how far you can come out.

Ulrich-On the side of the house? Yea, not real far.

Jones: No. So, I've like tried to, in my mind replay this a hundred times because of the need and I don't know...

Ulrich: You only need 30 square foot per child at outside play. So, if I only serviced 40-50 children then I did figure out that I would have enough square footage for that because the state requires 30 square foot per child for outside play. That's if I took them all out at the same time. Like normally they would all go out probably by age group.

Jones: I guess too then, if Laugh N Learn can't find help, that puts you at like...

Ulrich: I already have help lined up. I actually have another licensed provider, Rhonda Hottman, I don't know if any of you know her or not, but I helped her get licensed. She is a type "B" provider. So, she can only do 6 kids.

Jones: 6 yea, I talked to her too.

Ulrich. Yea, and she's willing, she said that she would possibly come with me.

Jones: She said that she had mentioned it but had not committed, but 3 of the kids that she watches are her grandkids. So that, you know, that would make her fill up really quickly.

Davis: To me you take the business out of it completely. You take, again I do not disagree that there is a need, but you take, to me personally, you take out the fact of what it's becoming, and you just simply look at the fact that you are zoning residential to B3 and you're talking parking regardless of what, people assume. That is a tight area for parking and then we have permanently changed an area that we would not typically do. I mean, spot zoning is something we just don't typically do in this area.

Althaus: Is there anyone else here to speak?

Schwemer: Either for or against? Okay well, the process, and again if there's any more questions or comments before we close the hearing, we will ask for that. But I think the process in this scenario is, this is just a hearing. Council is not going to take vote at the hearing, but they can take a vote in open council meeting. Which we will be going into that. So, we can take this up into new business and then the opportunity is you guys can take a vote to ask me to draw up legislation or not. And of course, I would draw up the formal legislation that we do when we're rezoning something. I would have that at the next meeting. Okay so again it's not, I don't think it's appropriate to vote now. It's just if we have any other questions or comments. If not, we will close the hearing and then we will immediately start into session and we will bring this up in the new business. It's just procedural. We're not trying to make you jump through hoops and it won't take too long probably to get to new business but that's just the process we have to work through.

Althaus: Any other questions?

Ray Lawrence: Has any of these neighbors or adjoining properties been notified that this is a possibility or?

Schwemer: I can address that. As part of the rezoning process, you need to notify property owners within 200 feet. So, there is a list, and I can provide the list to anyone here that they, Brenda would've sent out notices.

Lawrence: So, they were notified and then it's their choice to come or do they have the opportunity to oppose or put in writing or must they appear?

Schwemer: Either way. To date we received one negative from Dale Albert who is an adjoining property owner. He said he was not in favor and that was just a call and I don't have a letter or anything.

Althaus: Are there any other questions? Or comments? Anything that you would like to add?

Ulrich: No, I think that's about it. But like I said it's going to be small. I'm just trying to help more children out in the community, more moms. There's a lot of parents that can't even go to work because they don't have childcare. So, for me to take on more families or help more children I'm going to need, just basically, my license has to say center for me to take more children. It's not going to be overwhelmingly huge. Like I said, just something small but it has to be considered a center for me to take on more families.

Althausser: Okay, thank you very much for all the details you've provided us and we'll bring this up in new business everyone, yet tonight.

Ulrich: You want me to stay for that or no?

Althausser: That's totally up to you.

Ulrich: Thank you.

Althausser: Now, I'm not promising a decision tonight. That'll be up to council.

Public hearing adjourned.

Joel Althausser, President of Council

Emma Boutwell, Clerk