



PUBLIC HEARING
NOVEMBER 24, 2025– 6:00 PM
1843 BRISTOW DRIVE
UNION, KY 41091

CALL TO ORDER

Mayor Solomon called the Public Hearing to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Solomon led all attendees in the Pledge of Allegiance.

ROLL CALL

A quorum was present, and a roll call was taken. Mayor Larry Solomon, Commissioner John Mefford, Commissioner Doug Bine, Commissioner George Eldridge, and Commissioner Kimberly Tuyn.

MAYOR COMMENTS

Mayor Solomon read a statement explaining the purpose for the public hearing.

1. Request of Charter Commercial, per Pat Manger (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner) for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5-acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 319 dwelling units.

Mayor Solomon explained how the meeting would be conducted and mentioned that the Commission would make a decision about the proposed project at the Caucus Meeting on December 15, 2025, at 6:00 PM.

PRESENTATION BY DEVELOPER

Paul Gallenstein, with Gallenstein Companies LLC and Charter Commercial LLC gave a presentation for the development of Union Landing. He mentioned that they are requesting a zoning map amendment for the development. He mentioned that the density of the development has been reduced from nine units per acre to eight units per acre, which is within the guidelines of the Boone County Planning Commission (BCPC) future use plan. The development will consist of condominiums, town homes and patio homes that will be centered toward a fifty-five and older age group. The development will have walking trails, pickle ball

courts, a park on the side of the existing lake on the property, and a fitness trail. The average cost per unit is approximately \$300,000.

Attorney Dan Tobergte mentioned that there is a housing shortage in Northern Kentucky. He mentioned that Northern Kentucky needs 4,220 smaller one and two-bedroom units to satisfy the economic development needs in the area. He mentioned there is a work force shortage partly because there are not enough places for workers to live. Mr. Tobergte addressed concerns brought up by staff and the Boone County Planning Commission and gave responses on how to correct them.

Concerns by Boone County Planning Commission

1. Tree preservation.
2. Minimum landscaping requirements will need to be met.
3. Perpendicular parking, on-street parking, snow-plow limitations in the Northwest corner, and limited sidewalks.
4. Hathaway Road first row must face towards the roadway.
5. Hathaway Road the first row must not have vinyl/aluminum siding.
6. Exposed foundations finish.
7. Hathaway Road townhouses encroach into the 60-foot setback.
8. Horse fence on Hathaway Road.
9. Preservation of Dr. Crouch House.
10. Boone County Schools are at capacity.
11. Entryway signs may block views when turning.
12. No buffer yard on the South, East, and West property lines adjacent to the paired patio homes and a buffer yard on rear property line of only one foot width along townhome parking area.

Union Landing Response

1. Practical tree preservation will occur.
2. Buffer yard A proposed for the North area along Hathaway Road with significant berms.
3. Dedicating all streets and sidewalks to the City of Union, off street parking will be provided, adequate snow plowing/storage opportunities.
4. Install buffer yard A landscaped berm, site topography, lot layout, and street location warrant internal-facing units.
5. Buffering will shield view from Hathaway Road. Many residential developments adjacent to roadways utilize attractive vinyl in Union.
6. Brick, stone, or material having that appearance will cover exposed foundations.
7. Revised plan along Hathaway Road meets the 60-foot setback.
8. Install a four-rail post and board style horse fence.
9. Restoration and renovation analysis as a clubhouse are underway.

10. Owners favor a fifty-five plus years typically without children, some will have grandchildren.
11. Signs will be designed/installed so that they do not block views.
12. A 20-foot buffer yard is incorporated into the revised plan for the South, East, and West property lines and the town homes parking areas.

Mr. Tobergte mentioned that there was a traffic study conducted by Diane B. Zimmerman, Traffic Engineering LLC for the 382-unit conceptual plan. The study indicated that the three-lanes on Hathaway Road are sufficient to meet the traffic demands and no improvements are needed.

Mr. Tobergte explained that a zoning map amendment needs to have rationale, and findings. The findings for the 382 units from the BCPC are as follows.

- Existing SR-1/PD is appropriate.
- The proposed SR-2/PD and concept development plan will be out of character.
- West of Old Union Road, single family is planned all along Hathaway Road.
- Large condominium buildings along Hathaway Road will be incompatible with the existing/future rural/suburban character of the area.

The developers' proposed findings for the 319 units are as follows.

- New SR-2/PD is appropriate is does fit the maximum density.
- There are eight units/acre, or 2% less than what is permitted under the Our Boone County 2040 Plan.
- The project is not out of character with the area consisting of two-story structures.

Mr. Tobergte thanked the Commission and the community for the opportunity to present their project and address concerns.

PUBLIC COMMENTS

Charlett Curtis has concerns that the traffic study conducted was insufficient. She said that there are too many new developments in the area and that Hathaway Road will not be able to manage the extra traffic.

Larry Klein asked the Commission to reject the project because of its higher density. He mentioned that the proposed development was rejected by BCPC because it was wrong for the area. He feels that the property should be used for single family homes.

Amber Wilson mentioned she recently moved to the area with her family because of rural living. She is against the project because of the number of units being proposed for the amount acreage available.

Ian Wilson, who recently moved to the area, is against the proposed project. He does not believe that the proposed cost of the units at \$300,000 matches the developers' proposed target income bracket buyer. He feels that 319 units is too much for 40-acres. He would prefer to see smaller homes on larger parcels.

Stephanie Ross stated she moved to the area for the rural feel. She does not think that the proposed development is keeping with the character of Union. She does not feel that it is the responsibility of Union to fill the need for high-density housing.

Greg Curtain, a resident of Union, mentioned he has many years of experience as he has built over five hundred homes throughout his career. He asked structural questions of the developer. He mentioned there are great points of view on both sides for and against the project but stated he is neither for nor against the project.

Jim Berkenhauer, a resident of Union, stated he feels that there is enough development in the City of Union.

Jim Reynolds is in favor of the proposed project because he feels that there is a lack of this type of development in the area.

Charlett Curtis asked if she would be able to obtain a copy of a map of the Union area proposed residential over the next five years and the impact it would have on traffic.

Mayor Solomon explained to Ms. Curtis that most of the properties she mentioned are in unincorporated Boone County. She would need to contact Kevin Costello or Michael Schwartz at the BCPC to obtain information on the comprehension plan, maps, and impact studies.

REBUTAL BY DEVELOPER

Attorney Dan Tobergte addressed concerns raised about the proposed project from residents. He mentioned that the graphic shown with targeted professions was from a survey provided by Home for All, Northern Kentucky Housing Strategies, Northern Kentucky Area Development District (NKADD), and Brighton Center. The graphic shows three types of occupations in the middle-income bracket but is not necessarily the types of people the developer is going to try and attract for the development.

Mr. Tobergte also mentioned that the developer is trying to bring in some of the density without having as many single-family homes as the housing study suggested so that there is not as much suburban sprawl on Hathaway Road. The project is intended to meet the needs of the community by having affordable housing. He stated that the developers have listened to the Union City Commission, and concerns from the Boone County Planning Commission as they work towards putting together a product that will be helpful to the entire community.

Mr. Gallenstein mentioned there needs to be varied products for people of all income levels.

After all the comments from residents and rebuttal from the developer Mayor Solomon mentioned that the Union Commission will review all the comments that were received. He mentioned that the comments received in writing and the recommendations from the BCPC will go into the record for this hearing.

Mayor Solomon mentioned that at the December 15, 2025, Caucus meeting each Commissioner will state their opinion and a vote will be taken.

ANNOUNCEMENTS

Mayor Solomon announced the next Regular Commission Meeting will be held on Monday December 1, 2025, at 6:00 PM. The next Caucus Meeting will be held on Monday December 15, 2025, at 6:00 PM. Both meetings will be at the Union City Building 1843 Bristow Drive Union, Kentucky.

ADJOURNMENT

Mayor Solomon asked for a motion to adjourn. Commissioner Mefford made a motion and Commissioner Bine seconded that motion. The meeting adjourned at 7:04 PM.

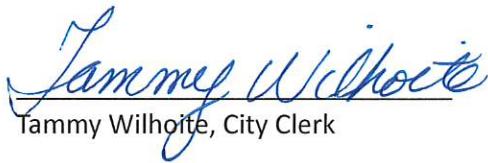
Motion approved 5-0

Approved:



Honorable Larry Solomon, Mayor

Attest:



Tammy Wilhoite, City Clerk