

**CITY OF COVINGTON  
HISTORIC PRESERVATION COMMITTEE BOARD  
MEETING MINUTES**

JANUARY 3, 2024

6:00 p.m.

**MEMBERS PRESENT:**

Ray Lustenberger  
Barbara Schmitt  
Heather King  
Rosie Crawford  
Janet Goodman  
Leigh Knight  
LaKisha Clements

**STAFF PRESENT:**

Judy Johnson, Director  
Renee Criswell, Planner

**MEMBERS ABSENT:**

Monique Snow  
John Conklin

**STAFF ABSENT:**

1. **OPENING REMARKS/ROLL CALL**

Chair then called the meeting to order at 6:00 PM.

2. **DETERMINATION OF A QUORUM**

Chair stated a quorum was present.

3. **NEW BUSINESS:**

**A. COA# - PMAJ23-0070**

Request: Due to topography issues, exchange lot/plan placement of the previously approved (10.4.23), *The Vera*, from Lot #112 to Lot #114 within the Dorchester Place Community

Location: 5197 King St.

TMP#s: #C011A 114

Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

**STAFF PRESENTATION:**

Renee Criswell presented to the board parcel and zoning information along with applicant's request to allow for the below referenced request:

1. On 10.4.23, HPC approved *The Vera plan* and lot/plan placement for lot 112 and approved *The Waterbrook plan* for lot/plan placement for lot 114. When the applicant performed a lot fit study, it resulted in lot #114 being too small to accommodate *The Waterbrook*. Thereby, prompting a revised submittal for request to exchange lot #s 112 and 114 prospectively for *The Vera* and *The Waterbrook*.

**STAFF RECOMMENDATION:**

Staff and consultant find no issues with the placement of approved "Vera" plan on lot #114 and recommend approval of request to HPC.

**PUBLIC COMMENTS:**

Chair asked for public comments in favor or opposition of the proposed project. Ben Simpson, applicant, kept his comments short and stated after a proper lot fit analysis

it was determined the home would not fit and that is why they were requesting the swap. Mr. Bill Samagalsky asked about the lot swap and if there was ever confirmation regarding the definition of adjacent. Chairman Lustenburger stated yes.

**HPC BOARD MEMBERS QUESTIONS & COMMENTS:**

Board member Crawford inquired if the swap was because of the size of the home. Chairman Lustenburger stated yes. No further questions were presented by the board. Chair closed discussions and asked for a motion.

**DELIBERATION AND MOTION:**

Rosie Crawford motioned to accept the change being requested because of the size of the home and the plan had been previously approved. LaKisha Clements seconded. Motion carried unanimously (5-0-1 with Leigh Knight recusing herself)

**B. COA# - PMAJ23-0071**

Request: Due to topography issues, exchange lot/plan placement of the previously approved (10.4.23), *The Waterbrook*, from Lot #114 to Lot #112 within the Dorchester Place Community

Location: 5217 King St.

TMP#s: #C011A 112

Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

**STAFF PRESENTATION:**

Renee Criswell presented to the board parcel and zoning information along with applicant's request to allow for below referenced request:

1. On 10.4.23, HPC approved *The Vera plan* and lot/plan placement for lot 112 and approved *The Waterbrook plan* for lot/plan placement for lot 114. When the applicant performed a lot fit study, it resulted in lot #114 being too small to accommodate *The Waterbrook*. Thereby, prompting a revised submittal for request to exchange lot #s 112 and 114 prospectively for *The Vera* and *The Waterbrook*.

**STAFF RECOMMENDATION:**

Staff and consultant find no issues with the placement of approved "Waterbrook" plan on lot #112 and recommend approval of request to HPC.

**PUBLIC COMMENTS:**

Chair asked for public comments in favor or opposition of the proposed project. There were no public comments for this request.

**HPC BOARD MEMBERS QUESTIONS & COMMENTS:**

Chairman Lustenburger explained adjacent would not include the back of an alley and that house plan placement would be from the front of the home. No further questions were presented by the board. Chair closed discussions and asked for a motion.

**DELIBERATION AND MOTION:**

Heather King motioned to approve the Westbrook for lot 112. Rosie Crawford seconded. Motion carried unanimously (5-0-1 with Leigh Knight recusing herself)

4. **ADJOURNMENT**

Rosie Crawford motioned to adjourn. Barabra Schmitt seconded. Motion carried unanimously. (6-1)

Respectfully submitted by,

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Ray Lustenburger, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Judy T. Johnson, Director

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Date