

CAMP SPRINGS INITIATIVE
June 26, 2006
MINUTES

The June 26, 2006 meeting of CSI was held at St. John's Congregational Church. Present were: Paul Schaefer, Carolyn Allender, Lonnie Enzweiler, Mike Enzweiler, Marilyn Lunn, Chuck Heilman, Dennis Walter, Judge Executive Steve Pendery, and Debbie Buckley.

Carolyn opened the meeting and the Minutes were read. Dennis made the motion to accept the June 1 Minutes. Lonnie gave the second.

Treasurer's Report. Lonnie reported that we began the month with \$2,091.80 and ended with \$1713.71. At this time \$740.42 profit has been made from the Wine Festival. More will be added from the LIFT grant monies when they are received. Chuck made the motion to approve; Dennis gave the second.

Reports:

Wine Festival. There was discussion of next year's event. CSI would like to keep the event in Camp Springs. Many ideas were taken into consideration. Carolyn volunteered the Four Mile House. Chuck also volunteered his property. We will begin asking around the community for ideas.

Comprehensive Plan. Chuck presented the "Generality of Camp Springs Special Development Plan." There was a discussion of how to make agriculture profitable. (see addendum to these Minutes). There was unanimous agreement for Chuck to submit this to the Comprehensive Plan committee.

Signs. Mike is working on individual signs for stone house owners, businesses, etc. More information will be available soon.

Stonehouse Trail. It was suggested that we have a Camp Springs Day in late September/early October. This time the bicycle ride/walk/run would be on Lower Tug. We will ask local business to open, give tours, etc. We hope to have a brochure available which will feature all the businesses.

Four Mile Creek. Sanitation District has contacted us. More info later.

Covered Bridge. John Buckley has suggested using the covered bridges over the creeks on private property rather than on county or state roads. The size would be easier for local builders to build as the bridges wouldn't be required to be as tall as the original design for Lower Tug. It was suggested that private property owners who allow easements where a bridge would be needed would be allowed naming rights for their bridge.

Historic Homes. Mike reported there will be a meeting at the Stonebrook Winery at the end of July.

Brochures. Nothing new to report.

Old Business:

There was a discussion of a design Camp Springs residents could use on their barns for tourism. Mike will work on ideas.

New Business:

The next meeting of CSI will be July 24 at 7:00 at St. Joseph's Church.

Respectfully submitted,

Debbie Buckley
Secretary

(Please note the Addendum below)

Our vision of Camp Springs is to become one of the most desirable places to live, work and play in Northern Kentucky while preserving our rural, historic and cultural heritage.

Generality of the Camp Springs Special Development Plan

The contents of this plan are intended to serve as a guide for the development of public and private property in the Camp Springs area generally comprising but not limited to the Camp Springs Fire District. This plan should be considered for its general intent as well as its specific recommendations as listed within by all governmental units or agencies that plan, manage, supervise or approve development or land use.

In regards to the current Campbell County zone map, this plan calls for the Camp Springs area to be overlaid or designated as a Special Development Area. All existing zones as defined still exist with all the general attributes still applying unless they are in conflict with the general or specific intent of this plan as outlined in this plan.

The Camp Springs Special Development Area (CSSDA) should remain rural in nature, appearance and whenever possible, in function. It is important to maintain land that is both visibly and actively farmed. Traditionally rural America and Kentucky was populated by families or extended families that built houses on large plots of land and farmed that land as a source of income. These farms were traditionally developed with the main house, barn and associated outbuildings built near the center of the farm allowing for easy access to the surrounding land. Most generally they were off the road some distance with crop fields or pastures between the farm complex and the public roads. When these complexes were on the roads, they were generally spaced a good distance from each other. Some parts of Camp Springs are still this way. The CSSDA calls for a return to this type of development.

To achieve these goals new and creative subdivision regulations designed for rural development should be adopted. Areas for review should include but not limited to frontage, setback and lot size. Special provisions should be provided for cluster developments or Planned Unit Developments (PUD) that will enhance or replicate the appearance of traditional rural settings. The specific intent of this concept is to preserve the remaining agriculture, green space and roadway view shed appearance of Camp Springs.

New regulations alone cannot insure the preservation of Camp Springs. Additional planning tools must be implemented. Some of these tools include PDR, purchase of development rights and TDR, transfer of development rights. Both of these planning tools are used throughout the country with varied amounts of success. Another option would include agricultural set aside land as part of a PUD or cluster development. Additional resources for preservation can be attained by encouraging mixed land use developments. These could include low impact entrepreneurial enterprises with a direct or indirect agricultural, historical or cultural component. These options could tap into the strengths of the business sectors of the economy to help preserve Camp Springs.

Camp Springs is and will continue to be a great place to live. Property owners should be encouraged to participate in the development of recreational activities including bicycle, bridal, hiking and walking trails or paths. These trails will allow the natural beauty of our hillsides and creeks to be seen along with the historic century old stone houses build by German settlers. Acquisition of land for a community park with playing fields, an amphitheater and other community facilities should be a priority.

Agriculture, a long time staple of Camp Springs will have resurgence as the nation moves to sustainable development. This part of Kentucky with its hills and valleys is very suitable for row crops. Instead our mark on the farm community will be with vineyards, fruit, vegetable and horticulture. These active and productive farms along with the historic stone houses and a labyrinth of trails will make for a new local economy based on agri-tourism.

All of these amenities will increase land values for the residents of Camp Springs. These increases will have an impact on the wealth of the residents upon sale of their property. In the mean time, the county should consider property tax abatement as a means of paying for or as a result of participation in some or all of the community building projects.

What will change in Camp Springs however will be best measured in the numbers. There will be an increase in population, both permanent and visitors. There will be an increase in housing units but these will actually appear to have less impact then current development methods. There will also be an increase in the value of crops produced on our farms. There will be an increase in the number of business ventures in Camp Springs. All of these will have a positive effect on the incomes of Camp Springs residents as well as the economic development of Campbell County.

The world is changing at an increasing pace. Major developments are already visible in Southern Campbell County leading many of us to think that change has passed us by. Any thoughts of keeping a low profile to avoid development are delusional. Our best strategy is to confront the changes facing Campbell County and Camp Springs head on to control change in a way that will preserve the things we want preserved and allow for change to occur how and where we want it to happen. Changes that include creative planning along with new lifestyle amenities will assist us in reaching a critical mass of economic activity that will allow for the preservation of the things we hold most dearly: The historic and cultural heritage of Camp Springs.