

**MUNICIPAL PLANNING COMMISSION  
REGULAR SESSION MINUTES  
December 17, 2025  
6:00 pm  
Red Bank Court Room  
3117 Dayton Boulevard**

**I. CALL TO ORDER**

**II. ROLL CALL**

1. Sonja Millard -present
2. Blake Pierce - present
3. Robin Pipkin-Parker -present
4. Ben Richards -present
5. Kate Skonberg -present

**III. INVOCATION**

**IV. PLEDGE OF ALLEGIANCE**

**V. CONSIDERATION OF THE MINUTES**

1. November 19<sup>th</sup>, 2025 -

**VI. NEW BUSINESS**

1. Request to Rezone 3390 Easton Avenue from R-1 to R-2
  - a. Applicant presentation
    - Gordon Hulkan, owner and applicant, presented the request to rezone the property so that he can build a duplex. The R-1 zone does not allow duplexes, the R-2 zone does. The proposed duplex would have two units of approximately 2100 square feet each. He plans to repave the driveway from Easton, utilizing the driveway easement that exists on the adjacent property, 3386 Easton. He is continuing to build houses in Red Bank as affordably as he can, and it's challenging because he sees houses selling for 500k and 600k regularly. He believes these unites would sell for somewhere between 300k and 400k.
  - b. Staff presentation
    - Michael Pham, planner, presented the staff recommendation to approve. There is a large swathe of R-2 parcels in the surrounding neighborhood. The comprehensive plan designates the parcel as ridge residential and encourages the development of gentle density products like duplexes and triplexes when the development standards can accommodate such projects. The property has been dilapidated for a long time and was condemned in July 2025. The new construction will be a welcome addition to Red Bank's need for various housing types and supply.
  - c. Public comment - none
  - d. Discussion/vote
    - Commissioner Skonberg asked if there was a necessity to recommend conditions on the rezoning; Michael said there doesn't seem to be a risk of some other product being built as the R-2 zone is already quite restrictive.
    - Commissioner Richards motioned to recommend approval, Commissioner Pipkin-Parker seconded, the motion carried unanimously.
2. Recommendation to city commission for Goodson Avenue request for proposal (RFP) submission
  - a. Staff presentation

- Pham, presented the proposal bid from Frank Bodine to purchase the two city-owned properties on Goodson Avenue for \$101,799.00 with the intention of building four single family houses, much like the two he built at 130 and 132 Goodson. The process for disposition of these properties has been brought to the attention of the city commission and planning commission several times since August 2025 as staff have been working through the procedure required by ordinance 21-1188.
- b. Public comment - none
- c. Discussion/vote
  - Commissioner Skonberg asked if there's any apparent reason why only one bid came in, whether the RFP language or the property itself. Pham stated that it's not clear why; there is a possibility that the city's steep slope ordinance, which identified some slopes on these properties, may intimidate builders, even though the ordinance itself is not unreasonably strict. Some builders simply don't want to deal with steep slopes.
  - Commissioner Pierce noted that the proposal for four lots at the bid price of \$101,799.00 would mean each lot is selling for an average of about \$25,000.00, which is significantly less than the appraised value, and the assessed value determined by the county this year. All the surrounding land values are significantly higher than this bid. The sale price of lots impacts the values of other properties in the area so the discrepancy between what the assessed value of the properties are and what the RFP bid is should be considered carefully.
  - Commissioner Richards asked what the process for subdividing the lots is. Pham stated that there is a formal procedure that includes surveyors and various jurisdictions like Hamilton County GIS, WWTGA/Groundwater Protection, utility companies, and staff at city hall.
  - Commissioner Pierce reiterated what Mr. Hulgán said about the affordability and sale costs of new houses in Red Bank and how the market at the time of sale is going to impact the value of the property in the future; i.e. selling the lots for the proposed bid is severely undervaluing the land, given what the market will likely be after the land has been developed.
  - Commissioner Pipkin-Parker stated that at the work session Director Slay recognized there may be some discrepancy between the appraised value and the bid value, but the decision to dispose of the property is based on a "higher and best use" rationale. The sale of the property, even for a lower bid, will still create value in the form of recurring tax revenue for the city—that recurring revenue is what was determined to be the highest and best use. There's also the fact that if the land is sold for a higher cost, that increased cost will simply be passed on to the house buyer, and not necessarily create the "affordable" housing stock that Red Bank needs.
  - Commissioner Pierce re-stated that selling the lots for an undercut price has ripple effects across the other lots in the area that may or may not be sold in the future.
  - Commissioner Skonberg asked what would happen if the city commission did not accept this bid.
  - Pham stated that at an earlier city commission meeting, the question was posed about bids that were not favorable. Any attempt to sell the property requires the disposition of property procedure established by ordinance, so the process would need to be repeated. The city already made the determination that nothing in the long-range planning has determined a better use for this property. If it were to have some use other than returning to the tax roll, it would likely not be for a very long time because the city has begun a capital improvements management plan and it is not lacking in city investment that has been established in the long range planning strategies such as the parks and rec masterplan, the stormwater asset management plan, the comprehensive plan, and others.
  - Commissioner Pierce motioned to recommend denial of the RFP bid, Commissioner Skonberg seconded, the motion carried with four votes in favor, and one against.

**VII. ADJOURNMENT – the meeting was adjourned at 6:50 PM**