



Kenton County Planning Commission
Thursday, January 07, 2021 | 6:15 PM
Virtual Public Hearing | GoToMeeting ID 684-588-981

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Roll call; determination of a quorum
4. Review of public hearing procedures.

Administrative reviews and reports

5. Review of this month's agenda (*action required*)
6. Review of last month's meeting minutes (*action required*)
7. Report of last month's receipts and expenditures (*action required*)
8. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Development Plans
 - c. Legislative Updates
9. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

10. **FILE NUMBER: PC2012-0002**
APPLICANT: Dahm Holdings, LLC per Sean Suder on behalf of the Golden Corral Corporation
AREA INCLUDED: An area of approximately 2.03 acres located at the northwest corner of Orphanage Road and Valley Plaza Parkway in Fort Wright.
REQUEST: A revised Stage I Development Plan for the described area which is currently zoned HOC (C-PUD) (a highway retail and service zone with a planned unit development overlay).
PLAN SUMMARY: The applicant proposes to demolish the existing restaurant on the site and construct a car wash facility.
11. **FILE NUMBER: PC2012-0003**
APPLICANT: Grand Communities, LLC on behalf of The Cincinnati, New Orleans, and Texas Pacific Railroad Company
AREA INCLUDED: An area of approximately 65 acres located south and west of Highway Avenue (Route 8), west of the River's Breeze development, and east of the railroad in Ludlow.
REQUEST: A map amendment to the Ludlow Zoning Ordinance from R-RE (a rural single-family residential zone) to R-3 (PUD) (a multi-family residential zone with a planned unit development overlay)

PLAN SUMMARY: The applicant proposes a new residential development consisting of 28 detached single-family units, 306 attached condominium units, and 400 apartment units.

12. **FILE NUMBER: PC2012-0004**

APPLICANT: City of Ludlow per Scott Smith, City Administrator

REQUEST: Proposed text amendments to the Ludlow Zoning Ordinance: (1) amending the definitions for “accessory building or use, customary” and “alteration” (2) amending what projects require a certificate of appropriateness along with several clarifications regarding the Urban Design Review Board; and (2) prohibiting off-street parking pads in the front yards of single-family residential zones when there is no driveway accessing a garage.

13. **FILE NUMBER: PC2011-0003**

APPLICANT: City of Independence per Chris Moriconi, City Administrator

REQUEST: Proposed text amendments to the Independence Zoning Ordinance adding regulations to allow alternative surfacing for new off-street parking for passive recreation, and adding a definition for passive recreation.

14. Reports from Committees *(no action required unless requested)*

- a. Bylaws
- b. *Direction 2030* Implementation
- c. Executive
- d. Social Media
- e. Subdivision Review
- f. Z21 Review Committee

15. Reports from Commission members *(no action required unless requested)*

16. Report from legal counsel *(no action required unless requested)*

17. Reports / announcements from staff *(no action required unless requested)*

18. General correspondence *(no action required unless requested)*

New business

19. Election of 2020 officers per Commission Bylaws *(action required)*

- a. Report from the Nominations Committee
- b. Request for nominations from the floor
- c. Votes for chair, vice chair, and treasurer

Public comments

Adjourn

Calendar Notes

Thursday, February 4: Monthly Public Hearing / Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on January 7.

Thursday, March 4: Monthly Public Hearing / Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on February 4.