



Kenton County Planning Commission
Thursday, February 03, 2022 | 6:15 PM
Virtual Public Hearing | GoToMeeting ID: 574-286-773

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 FY21 Draft Audit Report (*action scheduled for next month*)
6. Review of this month's agenda (*action required*)
7. Review of last month's meeting minutes (*action required*)
8. Report of last month's receipts and expenditures (*action required*)
9. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Updates – none this month
10. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

11. **FILE NUMBER: PC2201-0003**
APPLICANT: Berling Investments, LLC per Greg Berling on behalf of 260 Grandview, LLC
LOCATION: 260 & part of 301 Grandview Drive; an area of approximately 12.37 acres located on the east side of Grandview Drive east of Beechwood Road and south of the terminus of Grandview Drive, approximately 1,900 feet east of Beechwood Road in Fort Mitchell.
REQUEST: A proposed map amendment to the Fort Mitchell Zoning Ordinance from R-1C (a single-family residential zone) and PO (a professional office building zone) to R-1D (RCD) (a single-family residential zone with a residential cluster development overlay).
SUMMARY: The applicant proposes to construct 5 single-family detached and 43 single-family attached dwellings, for a maximum density of 4.4 dwelling units per net acre.
12. **FILE NUMBER: PC2201-0002**
APPLICANT: City of Edgewood per Brian Dehner, City Administrative Officer
REQUEST: Proposed text amendments to the Edgewood Zoning Ordinance: (1) increasing the number of permitted wall signs per building street frontage incrementally as the size of the building increases within the SC (Shopping Center) Zone; and (2) permitting service stations as an accessory use to a food store or supermarket with at least 95,000 square feet of building area, subject to limitations.

13. **FILE NUMBER: PC2201-0004**
APPLICANT: City of Independence per Chris Moriconi, City Administrator
REQUEST: Proposed text amendment to the Independence Zoning Ordinance removing mini-warehouse, personal storage as a conditional use in the CC (Community Commercial) Zone, and removing the specific use regulations for these uses within the CC Zone.
14. **FILE NUMBER: PC2201-0005**
APPLICANT: Kenton County Planning Commission per Paul Darpel, Chair
REQUEST: Proposed text amendments to the Bromley, Covington, Crescent Springs, Crestview Hills, Edgewood, Elsmere, Erlanger, Fairview, Fort Mitchell, Fort Wright, Independence, Kenton Vale, Lakeside Park, Ludlow, Park Hills, Ryland Heights, Taylor Mill, Villa Hills and Kenton County zoning ordinances: (1) adding Family Child Care Homes as a conditional use in all residential zones where they are not fully permitted and; (2) making any necessary revisions to definitions and height and area standards related to Family Child Care Homes for compliance with Senate Bill 148 and KRS 199.
15. **FILE NUMBER: W2201-0001**
APPLICANT: Berling Investments, LLC
LOCATION: 260 Grandview Drive, Fort Mitchell
REQUEST: Applicant is requesting a waiver to Appendix A, Detail #24 of the Kenton County Subdivision Regulations which details the design requirements and dimensions of cul-de-sacs.
SUMMARY: Granting this waiver would allow the Applicant to deviate from the standard design of cul-de-sac streets as detailed in the Kenton County Subdivision Regulations.
16. 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
17. Reports from Commission members *(no action required unless requested)*
18. Report from legal counsel *(no action required unless requested)*
19. Reports/announcements from staff *(no action required unless requested)*
20. General correspondence *(no action required unless requested)*

New Business

Public Comments

Adjourn

Calendar Notes

Thursday, March 3, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on February 6.

Thursday, April 7, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on March 10.