



Kenton County Planning Commission
Thursday, February 04, 2021 | 6:15 PM
Virtual Public Hearing | GoToMeeting ID: 320-283-317

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
9. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

10. **FILE NUMBER: PC2101-0004** (*action required*)
APPLICANT: Power of Design per Andrew Miller on behalf of Cellco Partnership d.b.a. Verizon Wireless
REQUEST: To grant a waiver from the requirement of Section 3.4, B., 2., of the Regulations for Cellular Antenna Towers and Small Cell System Towers in Kenton County; the applicant proposes to construct a 35 foot tall Small Cell Tower in the AUC (Auto-Urban Commercial) Zone, where 27.5 feet is the maximum height permitted within the zone.
LOCATION: On the northwest corner of the intersection of Winston Avenue and Howard Litzler Drive in Covington.
11. **FILE NUMBER: PC2101-0005** (*action required*)
APPLICANT: Power of Design per Andrew Miller on behalf of Cellco Partnership d.b.a. Verizon Wireless
REQUESTS: To grant waivers from the requirement of Section 3.4, C., 6., of the *Regulations for Cellular Antenna Towers and Small Cell System Towers in Kenton County*; the applicant proposes to construct Small Cell Towers closer than 35 feet to existing or proposed residential structures. The requirement is to be set back at least the height of the tower from the nearest residence.
LOCATIONS: All sites are in Covington (1) Along East 32nd Street, approximately 11 feet from the residence at 3111 Frasier Street; (2) On the southwest corner of the intersection of Sterrett Avenue and Greenup Street, approximately 26 feet from the residence at 121 Sterrett Avenue; (3) Along McKee Avenue approximately 27 feet from the residence at 317 East 43rd Street; (4) On the northwest corner of the intersection of Michigan Avenue and Baltimore Avenue, approximately 31.5 feet from the residence at 4422 Michigan Avenue; (5) On the north side of West 7th Street approximately 19 feet from the residence at 308 West 7th Street; (6) On the southeast corner of the intersection of Garrard Street and East 2nd

Street, approximately 27 feet from the residence at 202 Garrard Street; (7) On the west side of Sanford Street approximately 25 feet from the residence at 523 Sanford Street; and (8) On the northeast corner of the intersection of Garrard Street and East 11th Street, approximately 20 feet from the residence at 1025 Prospect Street.

12. **FILE NUMBER: PC2101-0003** (*action required*)
APPLICANT: Midland Atlantic Development Company, LLC per Clayton Riney on behalf of Citizens Deposit Bank and Trust Inc.
AREA INCLUDED: An area of approximately 1.25 acres located at the southeast corner of the intersection of Valley Plaza Parkway and Highland Pike in Fort Wright.
REQUEST: A revised Stage I Development Plan for the described area which is currently zoned NSC (C-PUD) (a neighborhood shopping center zone with a planned unit development overlay).
PLAN SUMMARY: The applicant proposes to construct a 2,200 square foot restaurant with a drive-thru, alter the drive-thru of an existing bank, and add off-street parking.
13. **FILE NUMBER: PC2101-0001** (*action required*)
APPLICANT: City of Independence per Chris Moriconi, City Administrator
REQUEST: Proposed text amendments to the Independence Zoning Ordinance amending regulations to the Industrial Park (IP) Zone to: (1) increase the maximum height of buildings from forty (40) feet to fifty (50) feet, (2) add additional office uses and accessory uses, and (3) add development controls for office uses.
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

Public comments

Adjourn

Calendar Notes	
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.
Thursday, April 1:	Monthly Public Hearing / Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on March 4.