



Kenton County Planning Commission

Thursday, March 02, 2023 | 6:15 PM
Kenton Chambers, County Government Center | Covington

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. FY22 Audit Report by Anneken, Huey & Moser PLLC (*action scheduled for next month*)
6. Review of this month's agenda (*action required*)
7. Review of January's meeting minutes (*action required*)
8. Report of January/February receipts and expenditures (*action required*)
9. Report of last month's actions by staff (*no action required*)
 - a. January/February Subdivision Plat Letters
 - b. Stage II Updates (*none this month*)
 - c. Cell Tower Updates
10. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

11. **FILE NUMBER: PC2302-0001** (*action required*)

APPLICANT: Towne Properties per Scott Arentsen on behalf of Wright's Point Limited Liability Company and the Estate of Joan Metzger.

LOCATION: An area of approximately 0.94 acres located on the east side of Kyles Lane between Castle Hill Lane to the north and Farrell Drive to the south, approximately 150 feet north of Farrell Drive in Fort Wright. This area includes portions of 520 Kyles Lane and 109-A Wrights Point Drive.

REQUEST: A proposed map amendment to the Fort Wright Zoning Ordinance from R-1C (a single-family residential zone) to R-3 (a multi-family residential zone).

SUMMARY: The applicant proposes to extend the adjacent apartment development by constructing six multi-family buildings for a total of 72 units, with access from the existing Wright's Point development, surface parking, and storm water basins. Only a portion of this development is located in the area to be rezoned. The remainder of the property is already zoned for multi-family uses.
12. **FILE NUMBER: PC2302-0002** (*action required*)

APPLICANT: City of Fort Wright per Jill Cain Bailey, City Administrative Officer

REQUEST: A proposed text amendment to the City of Fort Wright Zoning Ordinance reducing the required number of off-street parking spaces for multi-family dwellings.
13. **FILE NUMBER: PC2301-0002** (*action required*)

APPLICANT: City of Villa Hills per Craig T. Bohman, City Administrator

REQUEST: Multiple proposed text amendments to the Villa Hills Zoning Ordinance including: (1) clarifying when a timeframe begins for the reestablishment, repair, or restoration of a nonconformity; (2) removing

conflicting language regarding the cumulative floor area of accessory dwelling units and amending the required setbacks; (3) amending the standards for solar panels by fixing typos, allowing panels on roofs facing the street, adding safety regulations, and adding provisions for removal; (4) adding a setback for driveways; (5) adding a height limit on flag poles; (6) fixing a typo in the Character Standards for Services, Utilities, and Minor Accessory Uses; (7) clarifying that fences and walls are permitted along property lines, removing redundant language for walls and fences on a property with no principal structure, adding a minimum offset for retaining walls, and allowing rear yard fences within corner side yards subject to conditions; (8) addition clarification for signs requiring a permit; and (9) updating the definitions for agritourism and mobile food sales.

14. **FILE NUMBER: W-506** *(action required)*

APPLICANT: Mr. Joe Kramer on behalf of the City of Covington, KY

LOCATION: 200 Brent Spence Square, Covington; An area of approximately 20.39 acres located within the City of Covington situated between Fourth Street, Johnson Street, Rivercenter Blvd and Madison Ave.

REQUEST: Applicant is requesting a waiver to Article 3.4-1 of the Kenton County Subdivision Regulations which states that "A Subdivider may execute and file a written Guarantee with the Planning Commission in lieu of actual installation or completion of the required Public Improvements or Private Street construction when requesting approval of a Final Plat.

SUMMARY: Granting this waiver would allow the applicant to forego the requirement of bonding in lieu of incomplete public infrastructure improvements at the time of final platting.

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

- a. Executive
- b. Bylaws
- c. *Direction 2030* Implementation
 - i. Comprehensive Plan Charter recommendation *(action required)*
- d. Social Media
- e. Subdivision Review
- f. Z21 Review Committee

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

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

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

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

New Business

Public Comments

Adjourn

Calendar Notes
Thursday, April 06, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on March 9.
Thursday, May 04, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on April 6.