

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. Review of FY24-25 Budget – Nicole Cullum (*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
 - c. Cell Tower Updates (*none this month*)
10. Report of last month's actions by our legislative bodies (*none this month*)
11. **FILE NUMBER: PC-24-0004-PF** (*no action required*)
APPLICANT: Robert Ehmet Hayes & Associates, PLL per Noah C. Onkst
LOCATION: 3911 Winston Avenue, Covington
REQUEST: A public facility review per KRS 100.324 and KRS 100.680.
SUMMARY: The applicant proposes to establish a public facility (public library) within an existing commercial / retail center.

Public Hearing

12. **FILE NUMBER: PC-24-0009-MA** (*action required*)
Applicant: Toby Moeves on behalf of Western Garage, LLC
Location: 813 Lewis Street & 957 Western Avenue, Covington; an area of approximately 0.63 acres located on two parcels. 957 Western Avenue is located approximately 100 feet south of the intersection of Western Avenue and Lewis Street and 813 Lewis Street is located approximately 132 feet west of the intersection of Western Avenue and Lewis Street and on the south side of the intersection of Lewis Street and Worth Street, in Covington.
Request: A proposed map amendment to the Covington Neighborhood Development Code changing the described area from SU (a Semi-Urban Residential district) to CMU (a Commercial Mixed Use district).
Summary: The applicant operates an existing nonconforming light-industrial use (construction company with storage) and is proposing a map amendment in order to expand the use to include an additional building for retail, office, storage, and upper floor residential uses.
13. **FILE NUMBER: PC-24-0010-MA** (*action required*)
Applicant: Midland Acquisitions, LLC., dba Midland Atlantic Properties per Crescent Springs Baptist Church, Inc., Property Owner
Location: An area of approximately 0.89 acres located on the southwest side of Buttermilk Pike between Horton Street to the northwest and Anderson Road to the southeast, approximately 512 feet from Anderson Road. This area includes portions of 627 & 629 Buttermilk Pike in Crescent Springs.

Request: A proposed map amendment to the Crescent Springs Zoning Ordinance from R-1G (a single-family residential zone) to PO (a professional office zone).

Summary: The applicant is proposing to construct a 4,300 square foot bank with two access points, surface parking to include 49 parking spaces, and a stand-alone ATM. A portion of this development will be located in an area already zoned PO.

14. **FILE NUMBER: PC-24-0012-TX** *(action required)*

APPLICANT: The City of Covington per Dan Wood, AICP, Zoning Administrator

REQUEST: Proposed text amendments to the Covington Neighborhood Development Code to categorize Short-Term Rentals as limited uses within the SR (Suburban Residential), SU (Semi-Urban), DTC (Downtown Core), TUMU (Traditional Urban Mixed Use), TUR (Traditional Urban Residential), and AUC (Auto Urban Commercial) District. This includes requiring a Short-Term Rental Dwelling License to be obtained from Code Enforcement, removing use specific standards, and amending the definition of Short-Term Rental, Non-Host Occupied.

15. **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

New Business

16. **PC-24-0001-CT:** request to extend 60-day cell tower hearing deadline from June 16, 2024, to the July 10, 2024, public hearing per KRS 100.987. *(action required)*

17. **PC-24-0002-CT:** request to extend 60-day cell tower hearing deadline from June 16, 2024, to the July 10, 2024, public hearing per KRS 100.987. *(action required)*

Public Comments

Adjourn

Calendar Notes
Thursday, June 06, 2024: Monthly Public Hearing/Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on May 09.
Thursday, July 10, 2024: SPECIAL Monthly Public Hearing/Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on June 12.