



Kenton County Planning Commission

Thursday, May 06, 2021 | 6:15 PM

Virtual Public Hearing | GoToMeeting ID 495-640-413

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

Public hearing

10. **FILE NUMBER: PC2104-0001** (*action required*)
APPLICANT: Glass Family Pizza, Inc. dba Domino's Pizza on behalf of Edgewood Dental Company II, LLC.
LOCATION: 160 Barnwood Drive; An area of approximately 0.80 acres on the northwest corner of the intersection of Barnwood Drive with Turkeyfoot Road in Edgewood.
REQUEST: A proposed map amendment to the Edgewood Zoning Ordinance from PO (a professional office building zone) to NC (a neighborhood commercial zone).
SUMMARY: The applicant proposes to convert an existing bank building into a combination restaurant to include a canopy with a drive-thru and off-street parking.
11. **FILE NUMBER: PC2104-0002** (*action required*)
APPLICANT: Mitchell's Crossing per Tammy Stansbury on behalf of 260 Grandview, LLC.
LOCATION: 260 Grandview Drive; an area of approximately 12.19 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-2 (a multi-family residential zone).
SUMMARY: The applicant proposes to construct a four-story building identified as senior housing, including 88 residential units with off-street parking.
12. **FILE NUMBER: PC2104-0003** (*action required*)
APPLICANT: City of Villa Hills per Craig Bohman, City Administrator
LOCATION: All land within the corporate limits of the City of Villa Hills.
REQUEST: A new zoning ordinance, which includes new text and a new official zoning map for the City of Villa Hills.
SUMMARY: The City of Villa Hills seeks to replace the current zoning ordinance with a new ordinance that recognizes Villa Hill's development patterns, streamlines processes, and addresses new

development trends. The full draft text and map of the new zoning ordinance and official zoning map can be found at www.kcpcy.org/meetings/now-pending.

13. **FILE NUMBER: PC2104-0004** (*action required*)
APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chairman
LOCATION: Kenton County-Wide
REQUEST: A recommendation from the Subdivision Regulations Committee to revise Sections 4.4-1, 4.4-2, 4.6-1 and 4.6-2 of the subdivision regulations for all Kenton County jurisdictions.
SUMMARY: This proposed amendment to the Kenton County Subdivision Regulations is centered around the creation of the “Light Commercial” pavement classification. Additionally, this proposed amendment alters the name of the existing classification of “Commercial/Industrial” to “Heavy Commercial/Industrial.”
Specific details of this amendment include:
- *Revision to Section 4.4-1, Pavement Design Method:* Provides the detailed pavement design parameters for Light Commercial Pavement. Changes the name of Commercial/Industrial pavement to Heavy Commercial/Industrial.
 - *Revision to Section 4.4-2, Required Thickness:* Provides street thickness parameters for Light Commercial Pavement. Changes the name of Commercial/Industrial pavement to Heavy Commercial/Industrial.
 - *Revision to Section 4.6-1, Portland Cement Concrete (Concrete) Infrastructure, General Requirement:* Eliminates the need for Ready Mix Supplier to supply to PDS Staff an executed original of KYTC Form TC-64-764/09 2011 “Certification of Compliance for Freeze Thaw Resistant Concrete Aggregate” for the aggregate used in Concrete mixes.
 - *Revision to Section 4.6-2, Portland Cement Concrete (Concrete) Infrastructure, Street Pavement Requirements:* Addresses pavement construction specifications specific to the Light Commercial and Heavy Commercial/Industrial Pavement sections including Reinforcing Steel, Final Surface Finish, Contraction Joints, Longitudinal Pavements, & Concrete Pavement Lugs.
14. Reports from Committees (*no action required unless requested*)
- a. Bylaws
 - b. *Direction 2030* Implementation
 - c. Executive
 - 1) PDS KCPC Service Overview May 2021
 - d. Social Media
 - e. Subdivision Review
 - f. Z21Review 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*)

Calendar Notes

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

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

Thursday, July 1: Monthly Public Hearing/ Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on June 3.