

## 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 Updates (*none this month*)
  - c. Cell Tower Updates (*none this month*)
9. Report of last month's actions by our legislative bodies (*no action required*)

## Public Hearing

10. **FILE NUMBER: PC-24-0012-MA** (*action required*)

**Applicant:** Bayer Becker per Madison Meehan on behalf of Buttermilk Pike Development Company, B/FMP Land Company, LLC, MB Buttermilk LLC, and the City of Fort Mitchell.

**Location:** 380 & 406 Buttermilk Pike and 2390, 2392, 2420, 2477, & 2500 Royal Drive; An area of approximately 26 acres located on the southeast side of the Interstate 71/75 interchange with Buttermilk Pike, in Fort Mitchell.

**Request:** A proposed Concept Development Plan within the MU-2 (a mixed-use zone) of the Fort Mitchell Zoning Ordinance.

**Summary:** The applicant proposes to develop a mixed-use development with nine buildings that includes a senior living and health center, medical office, business center, restaurants (including drive-thrus) and retail; this also includes streets, lighting, access drives, off-street parking/loading, signage, and landscaping.
11. **FILE NUMBER: PC-24-0016-TX** (*action required*)

**APPLICANT:** The City of Independence per Chris Moriconi, City Administrator

**REQUEST:** Proposed text amendment to the Independence Zoning Ordinance for medical cannabis uses: (1) to allow medical cannabis cultivation, processing, producing, and safety compliance facilities as permitted uses within the SI (Suburban Industrial) Zone; (2) to allow medical cannabis dispensaries as a permitted use within the RC (Rural Commercial), NC (Neighborhood Commercial), CC (Community Commercial), and SI (Suburban Industrial) Zones; and (3) establishing use specific standards, required off-street parking standards, required spacing between medical cannabis facilities, and defining medical cannabis uses and related terms.

12. **FILE NUMBER: W-24-0003** *(action required)*

**APPLICANT:** Buttermilk Pike Development Company, LLC

**LOCATION:** A 26-acre parcel located on the East side of Royal Drive between Buttermilk Pike and Grace Drive.

**REQUEST:** To grant waivers to the following sections of the Kenton County Subdivision Regulations: (1) Article 4.1-8 and Table 4.1-1 of the Kenton County Subdivision Regulations. These sections of the Subdivision Regulations set forth pavement design criteria including pavement width, right-of-way width and pavement symmetry. (2) Article 4.1-11 and Table 4.1-1 of the Kenton County Subdivision Regulations. These sections of the Subdivision Regulations requires that sidewalk be constructed on both sides of each newly created Street. (3) Article 4.1-19 of the Kenton County Subdivision Regulations. This section of the regulations sets forth the requirements for street connectivity between adjoining parcels of land.

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

- a. Bylaws
- b. *Direction 2030* Implementation – request approval from the full Commission to submit the 2024 Comprehensive Plan Update application to be formally noticed and heard at the September 5, 2024, public hearing.
- c. Executive
- d. Social Media – upcoming meeting 07/07/24 (next Wednesday). This will be a hybrid meeting. Check your email invitation for details or contact Pamela for assistance.
- e. Subdivision Review
- f. Z21 Review Committee

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

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

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

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

**New Business**

**Public Comments**

**Adjourn**

Calendar Notes
<b>Thursday, September 05, 2024: Monthly Public Hearing/Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on August 8.
<b>Thursday, October 03, 2024: Monthly Public Hearing/Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on September 5.