



Kenton County Planning Commission
Thursday, August 04, 2022 | 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. 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
9. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

10. **FILE NUMBER: 2206-0006**
APPLICANT: Nate Adams per Viox & Viox on behalf of Salim Bajric
LOCATION: 14052 Dixie Highway; an area of approximately 2.07 acres located on the west side of Dixie Highway between South Fork Drive to the north and Green Road to the south, approximately 290 feet north of Green Road.
REQUEST: A proposed map amendment to the Unincorporated Kenton County Zoning Ordinance from A-1 (an agricultural zone) to RC (a rural commercial zone).
SUMMARY: The applicant proposes to re-develop the existing site for the sale of used trucks, trailers, and related equipment; to include new access points, parking lot pavement, landscape buffers, and signage.
11. **FILE NUMBER: PC2206-0001**
APPLICANT: City of Park Hills per Kathy Zembrodt, Mayor
REQUEST: Proposed text amendments to the Park Hills Zoning Ordinance: (1) reducing the required number of off-street parking spaces for Retail and Personal Service Stores, (2) reducing the minimum size of a parking space, and (3) reducing the minimum drive aisle width.
12. **FILE NUMBER: PC2206-0002**
APPLICANT: City of Erlanger per Emi Randall, Director of Economic Development/Assistant City Administrator
REQUEST: Proposed text amendments to the Erlanger Zoning Ordinance amending the use specific standards for Brewery, Distillery, Winery by: (1) permitting a bar or a drinking place in breweries provided they are less than 50 percent of the total square footage, and (2) making such uses subject to the use specific standards for Bar or Drinking Place.

13. **FILE NUMBER: PC2207-0001**

APPLICANT: The City of Erlanger per Emi Randall, Director of Economic Development/Assistant City Administrator

REQUEST: Proposed text amendments to the Erlanger Zoning Ordinance: (1) allowing greater flexibility in the MU (Mixed Use) District by removing the requirement for multiple uses on one parcel or building, and updating the definition of "mixed use"; (2) amending the use specific standards for restaurants, with or without drive-ins or drive-throughs; (3) adding a setback for driveways; (4) removing the location requirements for dumpsters, trash, and recycling storage areas within residential districts; (5) allowing privacy fences in side and rear yards of residential and commercial districts, and removing a redundant regulation for fences on vacant lots; (6) amending the maximum size of detached signs in the CC (Community Commercial) District, and changing the name and description of Section 11.09 to better reflect its intent; and (7) removing the appeals process and referencing the process set forth in KRS 100.

14. **FILE NUMBER: PC2206-0005 (EDGEWOOD TEXT)**

APPLICANT: City of Edgewood per Brian Dehner, City Administrator

REQUEST: Proposed text amendments to the Edgewood Zoning Ordinance: (1) removing the location and construction requirements for solid (class 5) fences, and allowing them in the same location and heights as all other fences; and (2) clarifying the length of ornamental structures on lots with at least 10 acres.

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

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

17. Reports 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, August 4, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on July 7.

Thursday, September 1, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on August 4.