

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 June 01, 2023, meeting minutes (*action required*)
7. Review of April 06, 2023, *revised* meeting minutes (*action required*)
8. Report of May, June, July 2023 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
10. Report of last month's actions by our legislative bodies

Public hearing

11. **CASE NUMBER: PC2308-0001** (*action required*)

APPLICANT: David Andrukhov of Brothers Homes LLC on behalf of the residents and property owners of the Lookout Valley Subdivision.

LOCATION: An area of approximately 3.4 acres located on the east side of Kyles Lane between Valley Drive to the north and Madison Pike to the south, approximately 850 feet north of Madison Pike in Covington.

REQUEST: A proposed map amendment to Covington Neighborhood Development Code changing the described area from AUC (an Auto-Urban Commercial district) to SU (a Semi-Urban Residential district).

SUMMARY: The applicant proposes to rezone the existing single-family detached subdivision to bring it into conformance with the zoning regulations. The subdivision contains 18 detached single-family lots.
13. **CASE NUMBER: PC2308-0003** (*action required*)

APPLICANT: Bayer Becker on behalf of Toebben, Ltd., Gary Mark Smock & Angela Smock, and White Castle Kentucky Inc.

LOCATION: An area of approximately 19.93 acres located at the northeast intersection of Madison Pike (KY 17) and Harris Pike (KY 536) in Independence.

REQUESTS: A proposed map amendment to the Independence Zoning Ordinance changing the described area from NC (Neighborhood Commercial) and R-RE (Residential Rural Estate) to CC (Community Commercial)

SUMMARY: The concept development plan proposes an approximately 48,387 square foot grocery store with an attached 3,200 square foot liquor store, retail space totaling approximately 12,600 square feet, an approximately 2,584 square foot restaurant with drive-thru, a new public street with access off Madison Pike, an access off Harris Pike, and associated off-street parking.
14. **FILE NUMBER: PC2307-0002**

APPLICANT: City of Crescent Springs per April Robinson, City Clerk/Treasurer

REQUEST: A text amendment to the Crescent Springs Zoning Ordinance increasing the amount of paved area permitted within a front yard based on a percentage of the total lot size and providing an increase for cul-de-sac lots.

- 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. 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
<p>Thursday, October 05, 2023: Monthly Public Hearing/Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on September 07.</p> <p>Thursday, November 02, 2023: Monthly Public Hearing/Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on October 05.</p>