KCPC | Kenton County Planning Commisson

Thursday, October 05, 2023 • 6:15 PM
Kenton County Government Center • 2nd Floor • Fiscal Court Kenton Chambers
1840 Simon Kenton Way, Covington, KY 41011

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)*

10. **CASE NUMBER: PFAC2308-0001** *(action required)*
    APPLICANT: Terry Perkins of Perkins/Carmack Construction, LLC. on behalf of the Kenton County Health Center.
    LOCATION: 1415 James Simpson Jr. Way; an area of approximately 1.64 acres located on the east side of James Simpson Jr Way between West 14th Street to the north and Linden Avenue to the south, approximately 35 feet south of the intersection of James Simpson Jr. Way and West 14th Street in Covington.
    REQUEST: A public facilities review per KRS 100.324 and KRS 147.680
    SUMMARY: The applicant proposes to construct a Kenton County Health Center Office Building with surface parking that will accommodate 42 parking spaces to include an ADA compliant ramp and handrail.

11. **CASE NUMBER: PFAC2309-0001** *(action required)*
    APPLICANT: Ludlow Independent Schools per Mike Borchers
    LOCATION: 150 Adela Avenue / 512 Oak Street; an area of approximately 2.18 acres located between Oak Street to the east, Adela Avenue to the north, and Elm Street to the west in Ludlow.
    REQUEST: A public facilities review per KRS 100.324 and KRS 147.680
    SUMMARY: The applicant proposes additions and renovations for Ludlow Independent Schools to include a 7,309 square foot building addition to the Adela Avenue and Elm Street side, a 2,548 square foot addition to the Oak Street side, and a new playground.

Public hearing

12. **CASE NUMBER: PC2308-0005** *(action required)*
    APPLICANT: The City of Independence per Chris Moriconi, City Administrator
    LOCATION: 4290 Richardson Road; an area of approximately 9.3 acres located on the south side of Richardson Road between Catalpa Drive to the east and Dixie Highway to the west, approximately 800 feet west of Catalpa Drive in Independence.
    REQUEST: A proposed map amendment to change the described area from GI (General Industrial) to SI (Suburban Industrial).

SUMMARY: The applicant is proposing a new zoning district to bring the current self-storage warehouse facility into conformance with the zoning regulations. A concurrent text amendment application has also been submitted to add the SI (Suburban Industrial) Zone, to the zoning ordinance.

13. **CASE NUMBER: PC2308-0004** *(action required)*
    APPLICANT: The City of Independence per Chris Moriconi, City Administrator
    REQUEST: A proposed new Industrial Zone, the Suburban Industrial (SI) Zone. This includes adding the zone to the use table, development standards (character standards, lighting, fencing, and landscaping), and signage.

14. 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

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)*

New Business

Public Comments

Adjourn

Calendar Notes
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.
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.