



## Kenton County Planning Commission

Thursday, October 06, 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: PC2208-0003**  
**APPLICANT:** TeleCAD Wireless per Gene Cowden on behalf of Verizon Wireless  
**LOCATION:** On the east side of Collins Road, adjacent to 2489 and 2493 Felice Drive in Villa Hills.  
**REQUEST:** To grant a waiver from the requirements of Section 3.4, B., 2., of the Regulations for Cellular Antenna Towers and Small Cell System Towers in Kenton County; the applicant proposes to construct a 40.5-foot-tall small cell tower within the R-CVS (Conventional Subdivision) Zone where 35 feet is the maximum permitted height.
11. **FILE NUMBER: PC2209-0001 – REQUEST TO TABLE RECEIVED FROM THE APPLICANT**  
**APPLICANT:** Flagship Communities REIT per Kurt Keeney on behalf of Garvey Farm LP  
**LOCATION:** 1630 Garvey Avenue; an area of approximately 18 acres located on the east side of Garvey Avenue between Ripple Creek Drive to the north and Comanche Trail to the south, approximately 444 feet south of Ripple Creek Drive in Elsmere.  
**REQUEST:** A proposed map amendment to the Elsmere Zoning Ordinance from R-CPS (a residential compact zone) to MHP (a mobile home park zone).  
**SUMMARY:** The applicant proposes to expand the existing Heartland Pointe Mobile Home Park by constructing 65 mobile home lots and an active recreation area.
12. **FILE NUMBER: PC2209-0002**  
**APPLICANT:** Hermes Construction Company per Tyson Hermes on behalf of SKLO Acquisitions, LLC.  
**LOCATION:** An area of approximately 0.86 acres located at the northeast corner of the intersection of West 12th Street/Martin Luther King Jr. Boulevard and Russell Street.  
**REQUEST:** A map amendment to the Covington Zoning Ordinance changing the described area from TUMU (TS) (Traditional Urban Mixed Use with a 12th Street Overlay) to LI (TS) (Limited Industrial with a 12th Street Overlay).

**SUMMARY:** The applicant proposes to convert the existing building into a dog kennel. This request is contingent upon a concurrent text amendment adding kennels as a conditional use within the LI Zone.

13. **FILE NUMBER: PC2209-0003**

**APPLICANT:** The City of Covington per Ken Smith, City Manager

**REQUEST:** Proposed text amendments to the Covington Zoning Ordinance: (1) allowing kennels as a conditional use within the Limited Industrial (LI) district; and (2) removing the spacing restriction between a new package liquor store and an existing liquor store.

14. **FILE NUMBER: PC2209-0004**

**APPLICANT:** The City of Ludlow per Scott Smith, City Administrative Officer

**REQUEST:** A proposed text amendment to the Ludlow Zoning Ordinance adding museums as a conditional use within the I-1 (Industrial-One) Zone.

15. **FILE NUMBER: W2210-0001**

**APPLICANT:** Shannon Clark on behalf of Secured Management LLC

**LOCATION:** 1320 Hands Pike; an area of approximately 39.34 acres located within the City Limits of Covington, approximately 4,200 feet West of the intersection of KY 16, Taylor Mill Road, and KY 1501, Hands Pike.

**REQUEST:** To grant a waiver to Article 4.2-9 (C) of the Kenton County Subdivision Regulations. Granting this request would waive the requirement limiting the number of contiguous flag lots on an existing street to two.

16. 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

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

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

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

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

**New Business**

**Public Comments**

**Adjourn**

Calendar Notes
<b>Thursday, November 3, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on October 6.
<b>Thursday, December 1, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on November 3.