



Kenton County Planning Commission

Thursday, October 07, 2021 | 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: PC2109-0001**
APPLICANT: Steve Berling on behalf of JSLT Properties, LLC & A-A Family Limited Partnership
LOCATION: 990, 996, 998 Dudley Road; an area of approximately 1.4 acres located at the northwest corner of the intersection of Dudley Road and Madison Pike in Edgewood.
REQUEST: A proposed map amendment to the Edgewood Zoning Ordinance from PO (a professional office building zone) to HC (a highway commercial zone).
SUMMARY: The applicant proposes to remove the existing structures and construct a proposed drive-thru restaurant and associated parking.
11. **FILE NUMBER: PC2109-0002**
APPLICANT: City of Crestview Hills per Paul Meier, Mayor
REQUEST: Proposed text amendments to the Crestview Hills Zoning Ordinance to (1) permit fences up to 72 inches tall in rear yards of all residential zones, and (2) to clarify vinyl as an allowable material for solid fences.
12. **FILE NUMBER: W2108-0002**
APPLICANT: Mr. Steve Berling on behalf of the property owners, Mr. Jesse Carpenter & Mr. Grant Dawson
LOCATION: 11280 – 11284 Decoursey Pike, Unincorporated Kenton County; An area of approximately 130 acres located on the West side of Decoursey Pike (KY 177), North of Visalia Road (KY 536) and South of KY 2044 (Pruett Road).
REQUEST: Applicant is requesting a waiver to Article 4.2-9(F), Flag Lots, of the Kenton County Subdivision Regulations.
SUMMARY: Granting this waiver request would allow the applicant to construct flag lots in exceedance of the 15% threshold set forth in the Kenton County Subdivision Regulations.

- 13. **FILE NUMBER: PC2109-0003**
APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chairman
REQUEST: An amendment to Administrative Policy 5 updating the address of Planning and Development Services (PDS).

- 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
<p>Thursday, November 4: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on October 7.</p> <p>Thursday, December 2: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on November 4.</p>