



**Kenton County Planning Commission**  
Thursday, November 03, 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: PC2209-0001** (*action required*)  
**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). This request includes the review of a conditional use for mobile homes as permitted by the Elsmere Ordinance.  
**SUMMARY:** The applicant proposes to expand the existing Heartland Pointe Mobile Home Park by constructing 65 mobile home lots and an active recreation area.
11. **FILE NUMBER: PC2209-0005** (*action required*)  
**APPLICANT:** City of Park Hills per Kathy Zembrodt, Mayor  
**REQUEST:** Proposed text amendment to the Park Hills zoning ordinance permitting a minimum side yard setback of 7.5 feet for buildings located within the HC (Highway Commercial) Zone.
12. Reports from Committees (*no action required unless requested*)
  - a. Bylaws
  - b. *Direction 2030* Implementation
  - c. Executive
  - d. Social Media

- e. Subdivision Review
    - i. Present the Committee's recommendation for proposed edits to the Kenton County Subdivision Regulations to be submitted as a text amendment application to be heard at the 12/01/2022 public hearing. *(action required)*
  - f. Z21 Review Committee
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- 13. Reports from Commission members *(no action required unless requested)*
  - 14. Report from legal counsel *(no action required unless requested)*
  - 15. Reports/announcements from staff *(no action required unless requested)*
  - 16. General correspondence *(no action required unless requested)*

**New Business**

**Public Comments**

**Adjourn**

<b>Calendar Notes</b>
<p><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.</p> <p><b>Thursday, January 5, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on December 8.</p>