



Kenton County Planning Commission

Thursday, November 04, 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: PC2110-0001**

APPLICANT: COI Park536 Land, LLC, C/O Phil Rasey
LOCATION: An area of approximately 1.7 acres located directly east of 861 Mount Zion Road, approximately 860 feet south of Mt. Zion Road (KY 536) and approximately 900 feet north of Hogrefe Road.
REQUEST: A proposed map amendment to the Independence Zoning Ordinance from R-1C* (a single-family residential zone under the Kenton County Zoning Ordinance) to GI (a general industrial zone) under the Independence Zoning Ordinance.
SUMMARY: The applicant is proposing a stormwater detention area for the adjacent industrial development, and this rezoning will bring the entire development into the same zone.
11. **FILE NUMBER: PC2110-0003**

APPLICANT: Holland Design and Construction on behalf of Sons of Independence, LLC
LOCATION: An area of approximately 35 acres located at the northeast corner of the intersection of Taylor Mill Road (KY 16) and Madison Pike (KY 17)
REQUEST: A proposed map amendment and revised concept development plan to the Independence Zoning Ordinance from R-1B* (a single-family residential zone under the Kenton County Zoning Ordinance) and R-2 (PUD) (a multi-family residential zone under the Independence Zoning Ordinance with a planned unit development overlay) to PUD (a planned unit development zone)
SUMMARY: The applicant proposes to develop 90 attached single-family patio homes with a community clubhouse and 5 commercial buildings, including two restaurants, a gas station/market, a brewery, and a fitness center.

12. **FILE NUMBER: W2109-0001**
APPLICANT: COI Park 536 Land LLC
LOCATION: 861 E. Mount Zion Road, Independence; An area of approximately 103 acres located within the City of Independence approximately 1,800 feet West of the intersection with Turkeyfoot Road, KY 1303.
REQUEST: Applicant is requesting a waiver to Article 4.1-11(C) Sidewalks of the Kenton County **Subdivision** Regulations requiring that sidewalk be constructed along existing Streets that abut the limits of a Subdivision.
SUMMARY: Granting this waiver would allow the applicant to forego constructing sidewalks along the portion of property that fronts Mount Zion Road, KY 536.
13. 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
14. Reports from Commission members *(no action required unless requested)*
15. Report from legal counsel *(no action required unless requested)*
16. Reports/announcements from staff *(no action required unless requested)*
17. General correspondence *(no action required unless requested)*

New Business

Public Comments

Adjourn

Calendar Notes	
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.
Thursday, January 6, 2022:	Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on December 9.