



Kenton County Planning Commission
Thursday, December 01, 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 – *None this month*
9. Report of last month's actions by our legislative bodies (*no action required*)
10. **FILE NUMBER: PFAC2210-0001**
APPLICANT: Viox and Viox, Inc. per Michelle Bollman
LOCATION: 26-28 Montgomery Drive in Erlanger
REQUEST: A public facility review per KRS 100.324 and KRS 147.680; the City of Erlanger is proposing to relocate their public works facility. The applicant proposes to construct a two-story administrative building, a maintenance and storage garage, salt storage, a stormwater management area, and off-street parking.

Public hearing

11. **FILE NUMBER: PC2210-0002**
APPLICANT: City of Crestview Hills per Paul Meier, Mayor
REQUEST: Proposed text amendments to the City of Crestview Hills Zoning ordinance: (1) Increasing the maximum building height within the R-2b (single-, two-, and multi-family) Zone from three stories or 40 feet to five stories or 75 feet; and (2) Reducing the required number and adding a maximum number of off-street parking spaces for multi-family dwellings.
12. **FILE NUMBER: PC2211-0002**
APPLICANT: 3RE Partners per Brian Earle on behalf of Centre View Plaza, LLC
LOCATION: A total project area of approximately 39 acres consisting of (1) an area of approximately 26 acres located at the terminus of Centre View Boulevard; and (2) an area of approximately 13 acres on the west side of Horsebranch Road, south of I-275 and north of Rhine Valley Lane, approximately 500 feet north of Rhine Valley Lane in Crestview Hills.
REQUEST: (1) A proposed map amendment and preliminary development plan to the Crestview Hills Zoning Ordinance from RP-1 (a research park zone) to R-2b (a flexible residential zone); and (2) a preliminary development plan within the R-2b Zone.

SUMMARY: The applicant proposes to construct three five-story multi-family residential buildings with 230 units (5.91 dwelling units per net acre), including off-street parking, open space, and pedestrian walkways.

13. **FILE NUMBER: PC2211-0004**

APPLICANT: Holland Design and Construction per Mark Rosenberger 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) in Independence.

REQUEST: A proposed amended concept development plan within a PUD (Planned Unit Development) Zone of the Independence Zoning Ordinance; the applicant proposes to develop 64 attached single-family apartment units, seven short term rental cabins, a seasonal farmers market, and four commercial buildings including a brewery with a restaurant and retail space, a rentable event venue, a gas station with restaurant and retail space, and a drive-through restaurant.

14. **FILE NUMBER: W-476-1 through 3**

APPLICANT: Bayer Becker on behalf of HSH Holland

LOCATION: 12032 Taylor Mill Road, Independence; an area of approximately 35.21 acres located in the Northeast quadrant of the intersection of KY 17 and Taylor Mill Road within the City Limits of Independence.

REQUEST 1: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Table 4.1-1, Infrastructure and Design Standards for Streets: Granting this waiver would allow the Right of Way for Commercial Streets to be reduced to 50 feet with a 5 foot maintenance easement on each side of the Street.

REQUEST 2: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Table 4.1-1, Infrastructure and Design Standards for Streets: Granting this waiver would allow for sidewalks to be located along one side of the street in various locations.

REQUEST 3: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Table 4.1-3, Geometric Design Standards: Granting this waiver would decrease the minimum horizontal radius on local streets from 100 feet to 75 feet.

15. **FILE NUMBER: PC2211-0005**

APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chairman

REQUEST: A recommendation from the Subdivision Regulations Committee to adopt various edits to the Kenton County Subdivision Regulations. Chapters affected include Chapter 3 (Administration and Procedures), Chapter 4 (Public and Private Infrastructure), Chapter 6 (Geotechnical Exploration and Earthwork) and Appendix A (Standard Construction Drawings).

REVIEW: An electronic copy of the document with proposed edits can be found on-line at www.kcpcky.org/meetings/now-pending

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

1. **NEW BUSINESS:** KCPC Subdivision Bond Issue, Northwest Quadrant of Old Madison Pike and Shaw Road, Independence

REQUEST: At the request of the City of Independence, the Kenton County Planning Commission has started the process of processing a bond claim against the developers of the Independence Towne Center for the construction of roadway improvements that were approved as part of the original development approval. These improvements include intersection improvements at Old Madison Pike and Centennial Drive, Old Madison Pike and Delaware Crossing and Shaw Road and Delaware Crossing.

Public Comments

Adjourn

Calendar Notes
Tuesday, December 6, 2022: SPECIAL Public Hearing to hear additional December requests. (6:15 PM)
Thursday, January 5, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on December 8.
Thursday, February 2, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on January 5.