



Kenton County Planning Commission
Thursday, August 05, 2021 | 6:15 PM
Kenton Chambers, County Government Center | Covington

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Past Commissioner plaque presentation
4. Roll call; determination of a quorum
5. Review of public hearing procedures

Administrative reviews and reports

6. Review of this month's agenda (*action required*)
7. Review of last month's meeting minutes (*action required*)
8. Report of last month's receipts and expenditures (*action required*)
9. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Updates
10. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

11. **FILE NUMBER: PC2106-0002 – COVINGTON MAP**

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

LOCATION: **Area 1:** An area of approximately 44 acres located on the west side of Madison Pike between Howard Litzler Road to the south and Latonia Avenue to the north, approximately 700 feet north of Howard Litzler Road; **Area 2:** An area of approximately 28 acres located on the east side of Kyles Lane between Madison Pike to the south and Valley Drive to the north, approximately 400 feet north of Madison Pike; **Area 3:** An area of approximately 3.5 acres bounded by West 4th Street to the north, West 5th Street to the south, Johnston Street to the east, and the railroad tracks to the west. This excludes the properties located at 409 Johnston Street and 415 Johnston Street; and **Area 4:** Two areas located on the north side of Pershing Avenue between Main Street to the west and the railroad tracks to the east: (1) An area of approximately 5,000 square feet located 300 feet east of Main Street; and (2) An area of 5,100 square feet located 420 feet east of Main Street.

REQUESTED ACTION: **Area 1:** changing the described area from AUC (Auto-Urban Commercial) to SR (Suburban Residential); **Area 2:** changing the described area from AUC (Auto-Urban Commercial) to SR (Suburban Residential); **Area 3:** changing the described area from TUR (Traditional Urban Residential) to AUC (Auto-Urban Commercial); and **Area 4:** changing the described areas from TUR (HP) (Traditional Urban Residential with an Historic Preservation Overlay) to TUMU (HP) (Traditional Urban Mixed Use with an Historic Preservation Overlay).

SUMMARY: The City is adjusting the boundaries of the Character Districts in these areas to better reflect the as-built conditions

12. **FILE NUMBER: PC2106-0003 – COVINGTON TEXT**
APPLICANT: The City of Covington per Ken Smith, Interim City Manager
REQUESTED ACTION: Proposed text amendments to the Covington Neighborhood Development Code: (1) Updating and clarifying the Character Districts; (2) Permitting or restricting additional uses, and clarifying use specific use standards; (3) Amending the Development Design Guidelines; (4) Clarifying the Nonconformities; (5) Clarifying the Administration; (6) Clarifying the Development Review Procedures; (7) Clarifying and adjusting the Definitions and Calculations; and (8) Updating the Historic Covington Design Guidelines. The proposed text amendments also include fixing typos and other minor changes throughout the Neighborhood Development Code that do not alter the application and intent of the regulations. ***A link to the full draft text can be found at <https://kcpcky.org/meetings/now-pending>.***
13. **FILE NUMBER: PC2107-0001 – PARK HILLS TEXT**
APPLICANT: The City of Park Hills per Kathy Zembrodt, Mayor
REQUESTED ACTION: A proposed text amendment to the Park Hills Zoning Ordinance adding “Package Liquor, Malt Beverage and Wine Stores, excluding Drive-Thrus” as a permitted use within the HC (Highway Commercial) Zone.
14. **FILE NUMBER: PC2107-0002 – INDEPENDENCE NEW ZONING ORDINANCE**
APPLICANT: The City of Independence per Chris Moriconi, City Administrator
LOCATION: All land within the corporate limits of the City of Independence.
REQUESTED ACTION: A new zoning ordinance, which includes new text and a new official zoning map for the City of Independence.
SUMMARY: The City of Independence seeks to replace the current zoning ordinance with a new ordinance that recognizes Independence’s development patterns, streamlines processes, and addresses new development trends. ***A link to the full draft text and proposed zoning map can be found at <https://kcpcky.org/meetings/now-pending>.***
15. **FILE NUMBER: PC2107-0003 – ELSMERE NEW ZONING ORDINANCE**
APPLICANT: The City of Elsmere per Matthew Dowling, City Administrator
LOCATION: All land within the corporate limits of the City of Elsmere.
REQUESTED ACTION: A new zoning ordinance, which includes new text and a new official zoning map for the City of Elsmere.
SUMMARY: The City of Elsmere seeks to replace the current zoning ordinance with a new ordinance that recognizes Elsmere’s development patterns, streamlines processes, and addresses new development trends. ***A link to the full draft text and proposed zoning map can be found at <https://kcpcky.org/meetings/now-pending>.***
16. **FILE NUMBER: PC2107-0004 – ERLANGER NEW ZONING ORDINANCE**
APPLICANT: The City of Erlanger per Jessica Fette, Mayor
LOCATION: All land within the corporate limits of the City of Erlanger.
REQUESTED ACTION: A new zoning ordinance, which includes new text and a new official zoning map for the City of Erlanger.
SUMMARY: The City of Erlanger seeks to replace the current zoning ordinance with a new ordinance that recognizes Erlanger’s development patterns, streamlines processes, and addresses new development trends. ***A link to the full draft text and proposed zoning map can be found at <https://kcpcky.org/meetings/now-pending>.***

- 17. 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
- 18. Reports from Commission members *(no action required unless requested)*
- 19. Report from legal counsel *(no action required unless requested)*
- 20. Reports/announcements from staff *(no action required unless requested)*
- 21. General correspondence *(no action required unless requested)*

Calendar Notes
<p>Thursday, September 5: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on August 5.</p> <p>Thursday, October 7: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on September 9.</p>

PRELIMINARY