

Thursday, May 01, 2025 • 6:15 PM

PUBLIC HEARING

Kenton County Government Center • 2nd Floor • Fiscal Court Kenton Chambers
1840 Simon Kenton Way, Covington, KY 41011

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 April 03, 2025, meeting minutes (*action required*)
7. Review of February 06, 2025, revised meeting minutes (*action required*)
8. Report of receipts and expenditures (*action required*)
9. Review of FY25-26 Budget (*action required*)
10. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Updates
 - c. Cell Tower Updates
11. Report of last month's actions by our legislative bodies (*no action required*)

12. FILE NUMBER: PC-25-0002-PF (EDGEWOOD PUBLIC FACILITY REVIEW)

APPLICANT: Matthew Rigg on behalf of the Kenton County Board of Education

LOCATION: 440 Dudley Road; an area of approximately 21.43 acres located at the terminus of Tupman Lane in Edgewood.

REQUEST: A public facility review per KRS 100.324 and KRS 147.680.

SUMMARY: The applicant proposes a Hinsdale Elementary School renovation project that includes a total of five phases; four phases are renovations to the existing school and one phase is a new addition. This project will also include new site circulation and a realignment of the intersection of Charter Oak Road, Dudley Road, and Tupman Lane by the City of Edgewood.

13. FILE NUMBER: PC-25-0003-PF (ERLANGER PUBLIC FACILITY REVIEW)

APPLICANT: Robert Ehmet Hayes and Associates, LLC per Noah Onkst on behalf of the Erlanger Elsmere Board of Education

LOCATION: 450 Bartlett Avenue; an area of approximately 32 acres in Erlanger

REQUEST: A public facility review per KRS 100.324 and KRS 147.680.

SUMMARY: The applicant proposes a building addition and interior remodel of the existing school including demolishing a portion of the existing school and constructing a new approximately 40,000 square foot addition, a new entrance and walkways along Graves Avenue, and removing and replacing existing asphalt on the south side of the existing school.

Public Hearing

14. FILE NUMBER: PC-25-0005-MA (UNINCORPORATED KENTON COUNTY MAP)

APPLICANT: Erica Shadoin on behalf of A&K Enterprise, Inc.

LOCATION: An area of approximately 1.94 acres on the southwest side of Cave Run Drive between Dixie Highway to the southeast and Barkley Drive to the northwest, approximately 415 feet northwest of Dixie Highway in Erlanger.

REQUEST: A proposed map amendment to the Erlanger Zoning Ordinance changing the property from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone.

SUMMARY: The applicant proposes to construct a 10,241 square-foot corporate office building. There will be 62 off-street parking spaces and access off of Cave Run Drive.

15. FILE NUMBER: PC-25-0003-TX (COVINGTON TEXT)

APPLICANT: City of Covington per Kaitlin Bryan, Regulatory Services & Historic Preservation Manager

REQUEST: Proposed text amendments to the Covington Neighborhood Development Code adding Recycling Facilities, Class Two, as a Conditional Use within the SI (Suburban Industrial District).

SUMMARY: This use will be added as a conditional use within this character district, which will require prior approval from the Board of Architectural Review and Development (BOARD).

16. FILE NUMBER: SRA-25-0001 (KCPC SUBREGS AMENDMENT)

APPLICANT: Kenton County Planning Commission per Brian Dunham, Chairman

REQUEST: A recommendation from the Subdivision Regulations Committee to adopt various edits to the Kenton County Subdivision Regulations, Chapter 4.6-2, Street Pavement Requirements. These edits include the addition of a new concrete mix design which will be accepted for concrete street construction.

SUMMARY: Proposed edits: 1) 4.6-2 (A) (1) Concrete Mix Design Requirements: Aggregates for Concrete Street pavement shall be EITHER a blend of No. 467 crushed limestone, No. 8 gravel and concrete sand OR a blend of No. 57 crushed limestone, No. 4 crushed limestone, No. 8 gravel and concrete sand, and 2) 4.6-2 (A) (3) Concrete Mix Design Requirements: Gradation of the No. 57 crushed limestone, No. 4 crushed limestone, No. 8 gravel and the concrete sand shall meet the requirements of Section 800 of the KYTC Standard Specifications for Road and Bridge Construction, latest edition.

17. Reports from Committees *(no action required unless requested)*

- a. Bylaws
 - 1) administrative review and approval of Article 12 of the Kenton County Planning Commission Bylaws relating to Committees.
- b. Direction 2030 Implementation
- c. Executive
- d. Social Media
- e. Subdivision Review
- f. Z21 Review Committee
 - 1) June Z21 Zoning Ordinance submissions

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)*

New Business

Public Comments

Adjourn

Calendar Notes

Thursday, June 05, 2025: Monthly Public Hearing/Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on May 08.

Tuesday, July 08, 2025: Monthly SPECIAL Public Hearing/Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on June 10.