

Thursday, October 02, 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 September 04, 2025, meeting minutes (*action required*)
7. Report of 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
 - c. Cell Tower Updates (*none this month*)
9. Report of last month's actions by our legislative bodies (*none this month*)

10. FILE NUMBER: PC-25-0007-PF (INDEPENDENCE PUBLIC FACILITY REVIEW)

APPLICANT: Verdantas LLC per Martin Hellmann on behalf of the City of Independence

LOCATION: 5413 Madison Pike, Independence

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

SUMMARY: The applicant is proposing to construct a new 2,137 square foot splash pad with a 1,038 square foot concrete apron within Memorial Park. The project will include site grading, utility services, new water features, and an above ground recirculation system.

Public Hearing

11. FILE NUMBER: PC-25-0011-MA (ELSMERE MAP AMENDMENT)

APPLICANT: City of Elsmere per Marty Lenhof, Mayor

LOCATION: 4501 Dixie Highway; an area of approximately 0.8 acres located on the southwest corner of the intersection of Eastern Avenue with Dixie Highway, in Elsmere

REQUEST: A proposed map amendment to the Elsmere Zoning Ordinance changing the described area from NC (Neighborhood Commercial) to INST (Institutional)

SUMMARY: The City intends to rezone the property so it can be used for future institutional uses.

12. FILE NUMBER: PC-25-0012-MA (UNINCORPORATED KENTON COUNTY MAP AMENDMENT)

APPLICANT: Oak Ridge Baptist Church and Sanitation District #1 per Larry Snodgrass, Chairman of Trustees for Oak Ridge Baptist Church.

LOCATION: An area of approximately 0.9 acres located on the southeast corner of the intersection of Taylor

Mill Road and Clubhouse Drive in Unincorporated Kenton County.

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance to change the described area from R-1C (a single-family residential zone) and NC (a neighborhood commercial zone) to R-1E (a single-family residential zone).

SUMMARY: The applicant proposes to rezone the property to residential to use the existing buildings on the site for church outreach and ministry.

13. **FILE NUMBER: PC-25-0013-MA (FORT WRIGHT CONCEPT DEVELOPMENT PLAN AMENDMENT)**

APPLICANT: CPH Consulting, LLC per Stacey Ranucci on behalf of CFA Ft Wright, LLC

LOCATION: 3436 Madison Pike, Fort Wright; an area of approximately 1.37 acres located along the east side of Valley Plaza Parkway, between Viewpoint Drive and Highland Pike.

REQUEST: An amended Concept Development Plan within a PUD (Planned Unit Development) Zone of the Fort Wright Zoning Ordinance.

SUMMARY: The applicant is seeking site modifications to improve drive-thru stacking lanes, including the extension of the existing drive-thru lanes to two lanes which decreases the number of parking spaces.

14. **FILE NUMBER: PC-25-0014-MA (ERLANGER MAP AMENDMENT)**

APPLICANT: Corporex per Greg Scheper on behalf of Key Property Development LLC

LOCATION: An area of approximately 45.03 acres located on the north side of Dolwick Drive between Crescent Springs Road to the east and Turfway Road to the west, approximately one mile west of Crescent Springs Road, in Erlanger.

REQUEST: A proposed Map Amendment to the Erlanger Zoning Ordinance from BP (Business Park) Zone to R-MF (Multi-Family Residential) Zone.

SUMMARY: The applicant proposes a multi-family development with 450 apartment units, 550 off-street parking spaces, and associated amenities.

15. **FILE NUMBER: PC-25-0009-TX (COVINGTON TEXT AMENDMENT)**

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

REQUEST: Proposed text amendments to the Covington Neighborhood Development Code to: (1) remove Sober Living Facility and Sober Living Home as uses; (2) remove definitions and standards for Sober Living Facility and Sober Living Home; (3) add Recovery Residence as permitted uses in TUR, TUMU, RR, SR, SU, DTC, and AUC Zones; (4) add a definition for Recovery Residence; (5) amend the maximum gross floor area requirement for micro-manufacturing in the mixed use districts; and (6) clarifying the zoning permit exemptions .

16. **FILE NUMBER: PC-25-0010-TX (NEW PARK HILLS ZONING ORDINANCE)**

APPLICANT: The City of Park Hills per Kathy Zembrodt, Mayor

REQUEST: The City of Park Hills seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Park Hill's development patterns 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. **FILE NUMBER: PC-25-0011-TX (ERLANGER TEXT AMENDMENT)**

APPLICANT: The City of Erlanger per Mark Collier, City Administrator

REQUEST: A text amendment to the Erlanger Zoning Ordinance removing a requirement that all new dwelling units must have at least one attached or detached garage within the R-MF (Residential Multi-Family) Zone.

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

- a. Executive
 - 1) Updated Committee Assignments
- b. Direction 2030 Implementation
- c. Subdivision Review
- d. Z21 Review Committee

19. Reports from Commission members *(no action required unless requested)*

20. Report from legal counsel *(no action required unless requested)*

21. Reports/announcements from staff *(no action required unless requested)*

22. General correspondence *(no action required unless requested)*

New Business

Public Comments

Adjourn

Calendar Notes

Thursday, November 06, 2025: Monthly Public Hearing/Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on October 09.

Tuesday, December 04, 2025: Monthly Public Hearing/Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on November 06.