

Thursday, November 06, 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 October 02, 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 (*none this month*)
  - 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-25-0008-PF (FORT WRIGHT PUBLIC FACILITY REVIEW)**

**APPLICANT:** Corey Deye, Covington Fire Chief

**LOCATION:** 3681 Madison Pike, Fort Wright

**REQUESTS:** A public facility review per KRS 100.324 and KRS 147.680.

**SUMMARY:** The applicant proposes to construct a fire training facility that includes a fire training center, vehicle storage area, off-street parking, and a future police training center. The proposal also includes the use of shipping containers for live burn training exercises.

### **Public Hearing**

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

**APPLICANT:** 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://kcpc ky.org/meetings/now-pending>. The proposed zoning ordinance includes the rezoning of an area of approximately 2.13 acres located on the south side of Arlington Road, between Dixie Highway to the east and Aberdeen Road to the north, approximately 135 feet west of Dixie Highway from R-1FF (a residential zone permitting single-family and two-family dwellings) to R-M (a residential zone permitting single-family, two-family, and multi-family dwellings) *Please Note: The City has amended the application to remove the changes to the R-M Zone and the rezoning of the approximately 2.13 acre area.*

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

- a. Executive
- b. Direction 2030 Implementation
- c. Subdivision Review
- d. Z21 Review Committee

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

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

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

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

**New Business**

- 17. Authorize an application for a countywide text amendment to update all the Kenton County Zoning Ordinances as they relate to Qualified Manufactured Housing. The application will be heard at the December 4, 2025, KCPC public hearing. *(action required)*

**Public Comments**

**Adjourn**

**Calendar Notes**

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

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

**Tuesday, January 06, 2026: Monthly Public Hearing/Business Meeting (6:15 PM)**

The deadline to submit applications for this agenda is 5 PM on December 11.