

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 02, 2025**

Chairman Dunham called the meeting to order on October 02, 2025, at 6:15 p.m. and opened the proceedings with the Pledge of Allegiance, invocation by Commissioner Ryan, roll call, and the recording of the meeting and safety procedures. The meeting was held in the fiscal court chambers of the Kenton County Government Center, 1840 Simon-Kenton Way, in Covington. Attendance of members is as follows (for this meeting as well as those during the year to date).

Commission Member	Jurisdiction	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Doug Armbruster	Elsmere	-	/	/	/	/	/	/	/	X			
Margo Baumgardner	Crestview Hills	-				X		X		X	X		
Todd Berling	Fort Wright	-	X		X		X	X	X		X		
Jeff Bethell	Fort Mitchell	-	X	X	X	X	X	X	X	X	X		
Gailen Bridges	Bromley	-	X	X	X	X	X	X	X	X	X		
Paul Darpel, Vice Chair	Edgewood	-	X	X	X		X			X	X		
Gabriella DeAngelis	Covington	-	X	X	X	X		X	X		X		
Brian Dunham, Chairman	Kenton County	-	X	X	X	X	X	X	X		X		
Tom France	Ludlow	-	X	X	X	X	X	X	X	X	X		
Ken Heidrich	Lakeside Park	-	/	/	/	/	/	/	X	X			
Todd Herrmann	Erlanger	-	X	X	X	X		X	X	X			
Betsy Janes	Villa Hills	-	X	X		X	X	X	X	X	X		
Matthew Martin	Taylor Mill	-	X	X	X		X	X	X		X		
Sean Pharr	Covington	-	X			X							
Phil Ryan, Treasurer	Park Hills	-		X	X	X	X	X	X	X	X		
Kareem Simpson	Covington	-	X	X		X	X		X		X		
Greg Sketch	Crescent Springs	-	X	X	X		X	X		X	X		
Maura Snyder	Independence	-	X	X	X*	X	X	X	X*	X*			
Debbie Vaughn	Kenton Co	-	X				X	X*	X*	X	X		
Quin Wichmann	Ryland Hts.	-		X	X	X	X	*X	X	X	X		

"X" denotes attendance at the regular meeting.
 "**" denotes arrival after roll call was taken.

"/" denotes not on Commission
 - No meeting held in January 2025.

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Also present: Legal Counsel Mr. Matt Smith, and the following PDS Staff: Mr. Andy Videkovich, PDS Director of Planning; Mr. Patrick Denbow, PDS Senior Planner; Ms. Megan Bessey, PDS Principal Planner; Mr. Cody Sheets, PDS Associate Planner; Mr. Steve Neltner, PDS Director of Infrastructure Engineering, and Pamela Bushelman, Senior Secretary, PDS Planning & Zoning and KCPC Secretary.

ADMINISTRATIVE REVIEWS AND REPORTS

Approval of the Agenda

Chairman Dunham noted that members had received a copy of the final agenda for this meeting and announced that for agenda item number 16 (PC-25-0010-TX) the city of Park Hills had requested to table the issue until November. There was no objection to the request and no other corrections or changes and he asked for *a motion to accept the agenda as revised. So moved by Commissioner Martin; seconded by Commissioner Sketch. The motion carried by acclamation of all members present.*

Approval of the Minutes

Chairman Dunham next addressed the approval of the September 04, 2025, meeting minutes. There were no corrections or changes and he asked for *a motion to approve the minutes as presented. So moved by Commissioner Bridges; seconded by Commissioner Ryan. A roll call vote found: Commissioners Bridges, Ryan, Sketch, Vaughn, Wichmann, Baumgardner, Bethell, Darpel, France, and Janes in favor and Commissioners Berling, DeAngelis, Dunham, Martin, and Simpson abstained. The motion carried.*

Report of Receipts and Expenditures

Chairman Dunham stated the receipts and expenditures report for August were distributed. There being no comments or questions regarding the report, he asked for *a motion to approve. So moved by Commissioner Ryan; seconded by Commissioner Darpel. The motion carried by acclamation of all members present.*

Report of last month's actions by Staff (no action required)

- Subdivision Plat Letter – there were none.
- Stage II Updates – *Mr. Denbow explained to Commissioner France that the city approved 300 units, and the current update is just under that at 273 units.*
- Cell Tower Updates – there were none.

Report of last month's actions by our legislative bodies (no action required)

- There were none.

Chairman Dunham introduced **FILE NUMBER: PC-25-0007-PF**

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

LOCATION: 5413 Madison Pike, Independence

REEQUEST: 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.

Mr. Cody Sheets provided the Staff presentation and recommendation.

PDS STAFF RECOMMENDATION

Mr. Sheets provided Staff's favorable recommendation, stating that the proposed facility aligns with the comprehensive plan as outlined in KRS 100.324 and KRS 147.680. The findings indicate that the submitted Public Facilities Request is generally consistent with the goals, objectives, and recommendations of the

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2024 Kenton County Comprehensive Plan. The proposed splash pad will enhance recreational opportunities within Memorial Park. It will be constructed in an existing open area within the park's interior. Additionally, the splash pad will be easily accessible from nearby parking lots and adjacent neighborhoods.

There were no questions for Mr. Sheets.

Chairman Dunham next listed the names of those wishing to speak on the issue:

- **FOR:** Mr. Marty Hellman and Ms. Arron Cope
- **AGAINST:** None
- **NEUTRAL:** None

APPLICANT COMMENTS

Mr. Marty Hellman, of Verdantas LLC and the City of Independence Engineer, (2161 Chamber Center Drive, Fort Mitchell, KY 41017) and Ms. Arron Cope, the City of Independence Parks & Recreation Director, (5409 Madison Pike, Independence, KY 41051) addressed the Commission. Mr. Hellman stated that the city is in favor of the facility and they hope to have it open in the first half of next year [2026]. Ms. Cope had nothing further to add. There were no questions from Commissioners.

There were no others signed up to speak and Chairman Dunham recessed the public hearing for the discussion amongst the Commissioners. There was none and he reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Darpel made the motion to recommend approval in reference to PC-25-0007-PF, based on the compliance with the Comprehensive Plan and the report and testimony provided; seconded by Commissioner DeAngelis. A roll call vote found Commissioners Darpel, DeAngelis, Dunham, France, Janes, Martin, Ryan, Simpson, Sketch, Vaughn, Wichmann, Baumgardner, Berling, Bethell, and Bridges in favor; none opposed and the motion carried.*

PUBLIC HEARINGS

Chairman Dunham read **FILE NUMBER: PC-25-0011-MA** into the record.

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 area described from NC (Neighborhood Commercial) to INST (Institutional)

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

Mr. Patrick Denbow provided the Staff presentation and recommendation.

PDS STAFF RECOMMENDATION

Mr. Denbow stated that staff provided a favorable recommendation for the amendment to the Elsmere Zoning Ordinance, changing the designated area from NC (Neighborhood Commercial) to INST (Institutional), where the City plans to rezone the property to accommodate future institutional uses and finding that this proposed map amendment aligns with the adopted comprehensive plan and the requested institutional zoning may encourage reinvestment in a property that has historically served institutional purposes by allowing a different mix of uses than those currently permitted in the commercial zone.

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Mr. Denbow clarified that the Institutional zone will give the city more flexibility beyond the neighborhood commercial zone which offers less institutional uses. He also stated that nothing has been submitted for the area.

Chairman Dunham next listed the names of those wishing to speak on the issue:

- **FOR:** Mr. Chris Zerhusen
- **AGAINST:** None
- **NEUTRAL:** None

APPLICANT COMMENTS

Mr. Chris Zerhusen, Director of Public Works for the City of Elsmere, (3921 Dixie Hwy., Elsmere, KY 41017) addressed the Commission and stated that they are under contract for phase I and II, and although he is unable to share what the site will be, the city council is in favor of the rezoning and a resolution was passed in April promoting it. There were no questions from Commissioners and no proponents, opponents, or neutral parties signed up to speak.

Chairman Dunham then recessed the public hearing for the discussion amongst the Commissioners. There was none and he reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Darpel made the motion to offer a favorable recommendation in reference to PC-25-0011-MA, 4501 Dixie Hwy, for the proposed map amendment changing the site from neighborhood commercial to institutional, based on the compliance with the Comprehensive Plan and the report and testimony provided; seconded by Commissioner Bethell. A roll call vote found Commissioners Darpel, Bethell, Bridges, DeAngelis, Dunham, France, Janes, Martin, Ryan, Simpson, Sketch, Vaughn, Wichmann, Baumgardner, and Berling in favor; none opposed and the motion carried.*

Chairman Dunham read **FILE NUMBER: PC-25-0012-MA** into the record.

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.

Mr. Andy Videkovich provided the Staff presentation and recommendation.

PDS STAFF RECOMMENDATION

Mr. Videkovich presented Staff's favorable recommendation for the map amendment to the Kenton County Zoning Ordinance. He found that the proposed changes to the specified area should shift from R-1C (a single-family residential zone) and NC (a neighborhood commercial zone) to R-1E (a single-family residential zone). This amendment aligns with the adopted comprehensive plan and will facilitate residential development at a density of 5.81 dwelling units per net acre. This density falls within the designated range of 4.1 to 7.0 dwelling units per net acre for residential development.

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Mr. Videkovich stated that SD-1 is part of the zone change and will be notified as part of the outreach effort. He explained that SD-1 was included due to a 400-square-foot parcel that would otherwise have been isolated. He confirmed that the applicant contacted SD-1 to ensure their agreement with the inclusion. Additionally, there was a discussion about a small triangular area cut off by the residential zone line, which may have been a result of past road alignment changes. He clarified the conditional uses will remain unchanged and the only difference in the zone change is the R1-C density.

Chairman Dunham next listed the names of those wishing to speak on the issue:

- **FOR:** Mr. Larry Snodgrass
- **AGAINST:** None
- **NEUTRAL:** Ms. Tammy Tracy

APPLICANT COMMENTS

Mr. Larry Snodgrass, trustee/chairman of Oak Ridge Baptist Church, (6036 Club House Drive, Covington, KY 41015) addressed the Commission and stated that specific uses have not been determined, but potential uses would be youth outreach, an afterschool program, a place for storing items and packing boxes for Operation Christmas Child, and generally extra space. There were no questions from Commissioners.

There were no proponents or opponents signed up to speak and Chairman Dunham called for comments from neutral parties.

NEUTRAL

Ms. Tammy Tracy, (508 Lakeside Drive, Covington, KY 41015), expressed her concerns to the Commission regarding the outreach activities planned for a site adjacent to her property, particularly related to potential drug rehabilitation programs. She emphasized the existing traffic issues and asked if there would be new construction. In response, Mr. Snodgrass clarified that they intend to remodel the current structure without building anything new, and they would be focusing on youth outreach. After a brief discussion, Ms. Tracy suggested better management of the food pantry traffic and ultimately felt satisfied with the responses she received.

There were no further comments and Chairman Dunham recessed the public hearing for the discussion amongst the Commissioners. There was none and he reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Vaughn made a motion regarding PC-25-0012-MA, submitted by Oak Ridge Baptist Church, and SD-1, for an area of approximately 0.9 acres located at the southeast corner of the intersection of Taylor Mill Road and Clubhouse Drive. The request is to amend the zoning map to change the designation of the area from R-1C and NC to R-1E. She proposed to approve the request based on Staff's presentation, the testimony provided, and the conclusion that it complies with the Comprehensive Plan; seconded by Commissioner Wichmann. A roll call vote found Commissioners Vaughn, Wichmann, Baumgardner, Berling, Bethell, Bridges, Darpel, DeAngelis, Dunham, France, Janes, Martin, Ryan, Simpson, and Sketch in favor; none opposed and the motion carried.*

Chairman Dunham read file number **FILE NUMBER : PC-25-0013-MA** into the record.

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 ValleyPlaza 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,

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including the extension of the existing drive-thru lanes to two lanes which decreases the number of parking spaces.

Ms. Megan Bessey provided the Staff presentation and recommendation.

PDS STAFF RECOMMENDATION

Ms. Bessey provided Staff's favorable recommendation on the amended Concept Development Plan within a PUD (Planned Unit Development) Zone of the Fort Wright Zoning Ordinance; where 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. She stated that the recommendation is based on the findings that the proposed amended concept plan is generally in agreement with the adopted Comprehensive Plan, the requirements of the Fort Wright Zoning Ordinance, and the project will maintain the vitality of the existing commercial development while promoting a business-friendly environment. She also suggested adding an additional crosswalk to enhance safety for pedestrians accessing the drive-thru lanes. Additionally, she indicated that the Final Development Plan must comply with the permitting requirements.

There were no questions for Ms. Bessey and Chairman Dunham continued with the list of those wishing to speak on the issue:

- **FOR:** Ms. Stacy Rannuci, Mr. Brent Linn, and Mr. Theran Adams
- **AGAINST:** None
- **NEUTRAL:** None

APPLICANT COMMENTS

Ms. Stacy Ranucci from CPH Consulting, (500 W. Fulton Street, Sanford, FL 32771), represented CFA Fort Wright LLC as the engineering consultant for the project. She addressed the Commission and explained that she would be presenting a revised configuration of the proposed drive-thru aimed at improving traffic flow. This new design includes a dedicated right-turn-only-lane into the drive-thru, which will help prevent traffic from backing up along the cross-access easement at the front of the property. Ms. Ranucci clarified that while the configuration has been modified, it remains consistent with the original proposal, now featuring a dedicated right-hand lane. She mentioned that this revised configuration was shared with the City Administrator of Fort Wright and discussed with the Staff. She acknowledged that they would need to go through the final development plan process for approval, regardless of which design, once approved, moves forward. All relevant departments will be involved in the review to ensure the plan meets the required standards. Finally, she highlighted that the changes are depicted in red on the plans and explained how they would help alleviate traffic congestion at the 4-way stop.

Chairman Dunham interjected to ask Mr. Smith whether the Commission was able to approve the revised plan. Mr. Smith explained that since the plan had been noticed as revised, the Commission could either make a decision or request an additional review from the staff, but they could proceed with the hearing.

Mr. Brent Linn, the owner/operator of Chick-fil-A (3436 Madison Pike, Fort Wright, KY 41011), addressed the Commission next. He presented a proposal for Chick-fil-A Inc. aimed at addressing safety hazards associated with KY 17, Valleyplaza Parkway, and the four-way stop. He highlighted the busiest hours of operation and noted that local law enforcement expressed concerns about standstill traffic due to backups in the drive thru.

Mr. Linn explained that the decision to remove five parking spaces from their lot was because they were unused 80-90% of the time. He argued that this change would optimize the use of space and enhance safety

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by allowing more vehicles to enter the lot quickly, which would reduce backups on KY 17. He also detailed the current traffic patterns and issues, explaining how a dedicated turn lane could alleviate congestion.

Ms. Ranucci explained that the reason for the change in the submission was that during the pre-application meeting with the City and Staff, there were concerns about moving the stop sign stop bar back, as it could cause visibility issues at the intersection. She presented a solution the day before the hearing that would allow the stop sign to remain in its original position while still accommodating the striped area. This way, there would be no visibility problems, and the stop bar would not need to be pushed back. She clarified that the intent to maintain two lanes remains unchanged but they will now be for straight-through traffic.

Ms. Ranucci clarified the purpose of the four-foot striping, its location, and the inclusion of bollards around it. She explained that the curb has been slightly pulled back to accommodate two entrances instead of just one lane, making it dedicated to right turns. She indicated that this change would be reflected in the engineering plans. She mentioned that they did not want to request a tabling of the proposal, as the intent remained consistent with the presented development plan, though with an improved configuration to address traffic issues. She noted that the revised plan, with the new configuration, would still undergo review by Staff during the final development plan process.

Mr. Linn explained that the increase in drive-thru access is a result of changes in customer eating habits and economic shifts following COVID-19. He noted that the adjustment to a two-lane entrance did not reduce concerns about potential accidents on [KY] 17.

Ms. Ranucci explained that the change was motivated by a need for safety improvements, not by a desire to increase the number of vehicles entering the business. The number of vehicles will remain the same regardless of whether there is one lane or two. She clarified that the goal is to address the issues of incoming traffic from Madison Pike and the backups caused by cross-access traffic. The objective is to optimize the property's layout to improve the flow of vehicles out of the intersection. She answered for the Commission that other Chik-fil-A properties begin with lot striping, and some may add deflector poles, but it is up to the operator to request those additions.

Mr. Theran Adams was also signed in to speak on behalf of the applicant but had nothing to add.

Ms. Bessey explained that the change had been discussed the day before this hearing. She indicated that it was not something Staff would normally review, as there is no provision in the zoning code for this specific request. She noted that the change would need to be included in the final development plan, and any issues would be addressed during that review. She also stated that Staff was comfortable with the plan and confirmed that while there has been a reduction in parking spaces, the addition of a stacking lane has been included, and all other aspects of the plan remain unchanged.

Commissioner Sketch commented on the major and minor changes to this plan, the distinction between who provides direction for a Commission review versus a Staff review, and the necessity of bringing them back so frequently.

There were no other proponents, opponents, or neutral parties signed up to speak and Chairman Dunham recessed the public hearing for the discussion amongst the Commissioners.

A discussion followed and Commissioner Bethell noted traffic issues in the area and expressed support for the proposed changes, believing they would enhance safety and efficiency. Chairman Dunham raised concerns about converting to a single lane and its potential impact on traffic flow from KY 17. Commissioner

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Simpson hesitated to approve the plan, suggesting more time was needed to assess its effects on neighboring businesses and traffic patterns. Commissioner Bethell reiterated the benefits of improved traffic flow, while Chairman Dunham felt comfortable moving forward since no one opposed the development. Commissioner Wichmann dismissed concerns about removing five unused parking spaces, while Commissioner France worried about stacking on KY 17 due to the single drive-thru lane. Commissioner Sketch confirmed there would be a dedicated right turn lane.

Commissioner Darpel proposed that the approval motion should focus on the original plan and clarify that the Commission is not considering the last-minute changes. Mr. Smith mentioned the plan was submitted due to a material change, and despite an 11th-hour modification, he was confident to proceed, as adequate notice had been provided.

With nothing further, Chairman Dunham reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Berling made the motion in reference to PC-25-0013-MA, applicant CPH Consulting, LLC, on behalf of CFA Fort Wright, LLC, to approve the map amendment of the concept plan within a PUD Zone seeking [site modifications] to improve drive-thru stacking lanes, and reducing the parking spaces from 67 to 62 based on it being consistent with the Comprehensive Plan, Staff's favorable recommendation on the plan as presented, and noting that it will improve circulation for the business and adjacent access ways. He clarified the motion stating his recommendation is for the plan as presented [at this hearing]. Commissioner Sketch seconded the motion and a roll call vote found Commissioners Berling, Sketch, Vaughn, Wichmann, Baumgardner, Bethell, Bridges, Darpel, DeAngelis, Dunham, France, Janes, Martin, and Ryan in favor. Commissioner Simpson was opposed. The motion carried.*

Chairman Dunham read file number **FILE NUMBER : PC-25-0014-MA** into the record.

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.

Commissioners Sketch and Dunham recused themselves and left Commission Chambers. Vice Chairman Darpel proceeded with the public hearing.

Mr. Patrick Denbow provided Staff's presentation and recommendations.

PDS STAFF RECOMMENDATION:

Mr. Denbow presented Staff's favorable recommendation for the proposed map amendment to the Erlanger Zoning Ordinance, which involves changing the zoning designation from BP (Business Park) to R-MF (Multi-Family Residential) where the applicant intends to develop a multi-family community consisting of 450 apartment units, 550 off-street parking spaces, and various amenities. He outlined Staff's findings and justifications noting that the proposed map amendment is generally consistent with the adopted comprehensive plan. He noted that although it will decrease the land available for industrial development, the new multi-family housing options will provide higher density, and income aligned housing that will serve to support the broader employment area, potentially making the remaining business park more marketable to future employment centers. He added that the submitted Concept Development Plan meets the

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minimum requirements of the Erlanger Zoning Ordinance, with the following concerns needing to be addressed in future permits:

- **Walkway Connections**
- **Sidewalk Requirements**
- **Garage Requirement**
- **Landscaping Requirements**
- **Parking Restrictions**
- **Use-Specific Standards**
- **Site Lighting Standards**
- **Fences and Walls**
- **Hillside Development Standards**
- **Stormwater Drainage Systems**
- **Traffic Impact Study - REQUIRED**

Mr. Denbow clarified that there will be costs associated with the required permitting. He also noted that Staff recognized the inconsistency with the Comprehensive Plan regarding the absence of a bus route in the area. However, he emphasized that the benefits of the income-aligned housing outweigh the issue of the lack of bus routes in their recommendation. He mentioned that the applicant was advised to reach out to TANK to explore potential solutions. He deferred to the applicant to address questions regarding the limited access points to the property.

Vice Chairman Darpel next listed the names of those wishing to speak on the issue:

- **FOR:** Mr. Greg Scheper and Mr. Jack Gatlin
- **AGAINST:** Mr. Bob Flaherty and Mr. Jeff Smith
- **NEUTRAL:** None

APPLICANT COMMENTS

Mr. Greg Scheper, of Corporex (100 E Rivercenter Blvd., Suite 1100, Covington, KY 41011), addressed the Commission about the company's 30-year ownership of property in Circleport. While the original concept was a large business park, he noted that development trends have changed to meet the needs of end-users. He highlighted the area's lack of housing and amenities near commercial businesses as a competitive challenge. He stated plans are in place to add residential units on the Boone County side, with several hundred acres of developable land still available.

Mr. Scheper next cited NKADD research and the nationwide housing crisis, emphasizing the need to enhance site attractiveness without removing industrial land. He explained that the Circleport area is well-positioned for growth and the development will focus on market-rate apartments. To answer Commissioner Simpson's question, he stated that he believes rents will remain stable despite additional permit fees. Responding to Commissioner Janes' concerns about the development having only one access point, he explained that the area's topography makes it difficult to add a second access point. He also mentioned that they are in the process of completing a traffic impact study. While discussing the permitted property uses and available business park (BP) sites with Commissioner Bridges, he clarified that the current uses include office space, showrooms, warehouse logistics, and light industrial, and that most of their property in Circleport is 'site ready'. He stated that they are at a disadvantage in marketing the BP zoned site because businesses locating to the area prioritize quality of life, including proximity to work and dining options, which is brought up often in sales discussions.

Commissioner Bridges expressed his confusion regarding the County's recommendation to make more industrial property available in Southern Kenton County while also proposing to change some of this site ready industrial property from industrial uses to residential. Mr. Scheper mentioned that he could not comment on the County's position but noted that the sites in Circleport are suitable for warehouses, logistics, light fabrication, and similar uses. Commissioner Bridges reiterated his confusion about the County's decision to increase industrial land uses in Southern Kenton County while this site is being considered favorably for rezoning because it can't be sold as industrial.

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PROPOSERS

Next, Mr. Jack Gatlin, City of Erlanger Attorney, addressed the Commission on behalf of Mr. Mark Collier, City of Erlanger Administrator, who was on vacation. He noted 3 [proponent] letters that were presented to the Commission and deferred to Vice Chairman Darpel summarizing them into the record. He then stated that Mayor Jessica Fette supports both this map amendment and the text amendment in her letter; NKADD has also submitted a letter of support for this project primarily because of the shortage of multi-family housing in the region, and the Chamber of Commerce also wrote to support the amendment.

There were no other proponents registered to speak and Vice Chairman Darpel summarized the 3 submitted proponent letters into the record and accepted them as ***Exhibit 1: City of Erlanger Mayor's Letter, Exhibit 2: NKADD Letter, and Exhibit 3: Chamber of Commerce Letter (attached for the record).*** He also summarized the opponent email from Ms. Kristin Siegel and accepted it as ***Exhibit 4 (attached for the record).***

OPPOSERS

Mr. Bob Flaherty, (905 Crossings Drive, Crescent Springs, KY 41017), expressed his concerns regarding traffic congestion on Buttermilk Pike. He noted that Dolwick, Crescent Springs Pike, and Anderson Road experience significant backups during the evening rush hour, which has become a major issue. Mr. Flaherty inquired whether a comparison had been made between the traffic impacts of the business park development and the proposed plan for over 400 apartments as part of a traffic study. Vice Chairman Darpel confirmed that a traffic study would be necessary to advance the process but mentioned that he was unsure who would conduct the study or which specific streets and areas would be included. He stated that, typically, traffic studies assess both the surrounding area and the site itself. Mr. Flaherty expressed disappointment at the low turnout for this issue, emphasizing the conflict between the County's stance on the lack of industrial land in Southern Kenton County and the reduction of developable industrial land for apartment projects. He reiterated his traffic concerns regarding Dolwick, Anderson Road, and Crescent Springs Pike, asserting that the Commission has the authority to address these issues.

Mr. Jeff Smith, (2416 Harris Avenue, Crescent Springs, KY 41017), a city council member from Crescent Springs, addressed the Commission regarding traffic concerns raised by residents during his campaign. He indicated that traffic was the primary complaint from the 85% of households he contacted. He then presented a video showing traffic congestion from Buttermilk Pike to Dolwick, taken during peak hours, which highlighted significant backups. ***(This was entered as Exhibit 5 and is saved in the electronic KCPC 10.02.25 Meeting Folder).*** He argued that an increase of over 900 cars would worsen traffic conditions and pointed out that current traffic situations, particularly at exit ramps leading to Buttermilk Pike, are dangerous. He urged the Commission to reconsider the request and deny the proposed multi-family development in the business park, emphasizing its potentially negative impact on the quality of life for Crescent Springs residents.

Mr. Jeff Smith clarified for Commissioner Simpson that during his 39 years in the area, the Erlanger-Crescent Springs road has always been three lanes wide. He noted that it used to have a four-way stop at Buttermilk Pike but since then, Buttermilk Pike has been upgraded with several traffic light systems leading to the interstate. He also confirmed for Commissioner Berling that outside of the evening rush hour, traffic flow is generally not problematic.

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Commissioner Bridges stated that the business park zoning could allow for warehouses and light manufacturing, and that the presence of tractor trailers and the potential employment of 200 to 300 people, would create similar traffic issues. He acknowledged that the proposed development would increase traffic more than the current vacant land but noted that the property owner intends to do something with it. Mr. Jeff Smith stated that he holds the Commission responsible for the current situation and suggested that the traffic studies were not thoroughly examined. Commissioner Ryan commented that the traffic study would determine the future of the development and indicated that it was designed to provide solutions. He mentioned that development cannot proceed if the traffic study reaches a negative conclusion, and it typically includes thorough assessments of peak hours and traffic flow.

Commissioner Ryan continued with his assessment of the traffic conditions in the area and the goal of employers now encouraging living and working locally in northern Kentucky. Commissioner Darpel added that the reason for the request is to get the needed housing closer to the work site and is not intended as housing for residents who commute to Cincinnati for work. Mr. Jeff Smith commented that he did not see a housing shortage, especially in Crescent Springs. Commissioner Berling mentioned that traffic from a proposed development would likely head south during the evening rush hour, noting the minimal southbound traffic at the time the video was taken. He asked about potential morning congestion, and Mr. Jeff Smith indicated that it would be difficult to assess until the development was complete.

APPLICANT REBUTTAL

Mr. Greg Scheper addressed the Commission regarding traffic issues related to the site currently zoned as Business Park (BP) and owned by Corporex since the 1980's. He emphasized that the site, which has a floor area ratio of 2:1 over 46 acres, has significant development potential to accommodate up to 2,000 employees with office space, compared to only 900 people from the proposed multi-family development. He pointed out that the proposed units are located approximately 1 mile from Erlanger-Crescent Springs Pike and 1.8 miles from Mineola Pike. He concluded that if residents were to travel north from the area, they would typically take routes that generally flow well during the morning rush hour. Mr. Scheper mentioned that a traffic study conducted by Mark Bergman, who is independent of Corporex, will provide more information to address these traffic concerns, which could also influence their development plan. Furthermore, Mr. Scheper explained for Commissioner France that potential businesses consider the availability of their workforce and the adequacy of attainable housing for employees. He acknowledged the shortage of attainable housing in the area. Following this, a brief discussion took place with Commissioner Bridges regarding the BP acreage that Corporex owns in the area and he clarified that there are approximately 200 acres still zoned as BP in Kenton County and the Boone County properties are essentially built out and there may be around 50 acres there.

STAFF QUESTIONS

Commissioner Bridges acknowledged the Staff's recommendation to approve the request and highlighted recent activities and recommendations from Judge Executive Knochelmann indicating a need for several thousand acres of industrial land in the southwest area of Kenton County. He argued that converting site ready light industrial land to another use is inconsistent with the recommended land use plan for southern Kenton County. Mr. Denbow noted that the Staff had identified both areas of consistency and inconsistency [within the Comprehensive Plan] for this request and it was recognized that income-aligned housing could support the growth of the business park, which outweighed the inconsistencies.. He explained that housing was a significant component of the Comprehensive Plan update, and this request will help to address the housing shortage while supporting future industrial and

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business park development. Commissioner Bridges maintained that rezoning residential land to industrial in southern Kenton County, and vice versa, was inconsistent with the Comprehensive Plan.

Commissioner Darpel explored the comparison between the two areas where this site has land available for the business park, but no housing; and the south Kenton County area has housing, but no industrial and is therefore not comparing apples to apples. He also added that the intent in south Kenton County is to attract manufacturing jobs. Commissioner Bridges continued to argue the point that there is an inconsistency in this request and the need for industrial land in south Kenton County.

Commissioner Simpson noted that there is limited land available for multi-family and income-aligned housing in Kenton County, while there is more space available for industrial and light industrial development. He argued that the developer's intention is to create income-aligned housing for the business park and that is the driving variable for the favorable recommendation from Staff. Mr. Denbow clarified for Commissioner Wichmann that the previous zoning ordinance Business Park 1 zone did allow multi-family development but only as part of a PUD (Planned Unit Development) which at that time was an overlay zone. He went on to explain that the updates introduced by the Z21 amendment transferred over and multi-family development was allowed as a permitted use but without the PUD qualifier, but the City then came with a text amendment that removed multi-family as a permitted use from the Business Park because the PUD was no longer an overlay. He noted that the Business Park zoning district and the size for a PUD was also decreased, and, although the applicant could apply for a PUD, he is seeking multi-family zoning at this time.

There were no further questions for Staff, and Vice Chairman Darpel recessed the public hearing to allow for discussion among the Commissioners. Commissioner Martin noted that the County and the Kentucky Transportation Cabinet District 6 have recognized traffic issues in this area, and it is currently being studied. Commissioner Simpson expressed his support for the income-aligned project but raised concerns that future permit requirements and associated fees might lead to increased rents. He also highlighted his significant worry about the development having only one entrance and one exit.

There was nothing further and Vice Chairman Darpel reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Simpson made the motion in reference to PC-25-0014-MA, to favorably recommend the amendment per the Staff recommendation, the testimony set forth [at this hearing,] and that it is consistent with the Comprehensive Plan; seconded by Commissioner France. A roll call vote found Commissioners Simpson, France, Janes, Martin, Ryan, Vaughn, Wichmann, Baumgardner, Berling, Bethell, Darpel and DeAngelis in favor. Commissioner Bridges commented that based on Staff's recommendation that industrial is not as important and is consistent with the [Comprehensive] Plan not to have it, and change it to something else, he voted in favor. There were none opposed and the motion carried.*

Vice Chairman Darpel reminded those present that the Commission is only a recommending body and the final decision will be made by the City.

NOTE: Commissioner DeAngelis departed at 8:50 p.m.

Chairman Dunham read file number **FILE NUMBER : PC-25-0009-TX** into the record.

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

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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 .

Staff presentation and Staff recommendations by Ms. Megan Bessey

PDS STAFF RECOMMENDATION:

Ms. Bessey provided a favorable recommendation on the 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.

Ms. Bessey mentioned that while the standards are being removed from the NDC, there are separate standards that must be met for a Sober Living Facility. She expressed uncertainty about whether the facility's proximity to a bar was addressed in those standards. Commissioner Berling pointed out that the term "court-ordered" had been eliminated from all definitions. Mr. Videkovich clarified that these standards and definitions are based on what the state adopted as part of its regulations, but he was unsure why certain terms were included or excluded.

The discussion then shifted to ADA/FHA regulations, with participants agreeing that this amendment enhances the NDC. Mr. Matt Smith suggested that the City should explore some mixed-use and commercial zones that allow for residential use, but do not permit sober living homes. Ms. Bessey further clarified that the city might consider incorporating the KRS 222.500 language into the definitions. Additionally, Covington's new proposed regulations should include recovery residency in all zones that allow residential use to better align with sober living regulations.

Chairman Dunham next listed the names of those wishing to speak on the issue:

- **FOR:** Ms. Kaitlin Bryan
- **AGAINST:** None
- **NEUTRAL:** None

APPLICANT COMMENTS

Ms. Kaitlin Bryan, the Regulatory Services Manager for the City of Covington, (20 W. Pike Street, Covington, KY 41011), addressed the Commission to explain that the purpose of the proposed amendment is to better align local regulations with state statutes and improve clarity in related areas. She assured the Commission that these changes would not displace any existing sober living facilities. Ms. Bryan mentioned that she had consulted with legal counsel regarding the recommended changes. They decided against including the KRS language due to its controversial nature and the numerous amendments it has undergone in recent years. For the second recommendation, they will revise it to end with a period, and for the third recommendation, their legal counsel believes that KRS 100.984 is encompassed by the definition of a residential care facility, which is permitted in all residential zones. She pointed out that the areas where such facilities are prohibited remain unchanged. She also clarified that the main motivation behind the exemptions from the zoning permit was the potential involvement of code violations. Ms. Bryan emphasized that compliance with the city ordinance is still required.

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There were no further questions, and Chairman Dunham recessed the public hearing to allow for discussion among the Commissioners. Commissioner Vaughn expressed her concerns that this proposal may not comply with federal law, specifically the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA). There was a brief discussion about the potential violations, during which Mr. Matt Smith stated that while it might not fully achieve compliance, it is a significant step in the right direction.

There was nothing further and Chairman Dunham reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Simpson made the motion in reference to PC-25-0009-TX to approve the text amendment based on the facts and considerations contained in the staff report and the testimony of Staff and witnesses present; seconded by Commissioner Berling. A roll call vote found Commissioners Simpson, Berling, Bethell, Bridges, Darpel, Dunham, France, Janes, Martin, Ryan, Sketch, Wichmann, and Baumgardner in favor. Commissioner Vaughn also voted in favor but wanted it noted that she felt federal compliance was necessary. There were none opposed and the motion carried.*

Chairman Dunham noted that the City of Park Hills' request to table the issue **PC-25-0010-TX** until the November meeting was accepted with the approval of the agenda.

Chairman Dunham then read file number **FILE NUMBER : PC-25-0011-TX** into the record.

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

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION:

Mr. Denbow provided Staff's favorable recommendation on the proposed 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.

There were no questions for Mr. Denbow and Chairman Dunham next listed the names of those wishing to speak on the issue:

- **FOR:** Mr. Jack Gatlin
- **AGAINST:** None
- **NEUTRAL:** None

APPLICANT COMMENTS

Mr. Jack Gatlin, legal counsel on behalf of the City of Erlanger (505 Commonwealth Drive, Erlanger KY 41018), stated that the City of Erlanger supports the amendment.

There was nothing further and Chairman Dunham recessed the public hearing for the discussion amongst the Commissioners. There were none and he reconvened the public hearing for further comments and clarification. There were none and he closed the public hearing and called for a motion. *Commissioner Simpson made the motion to recommend approval of the text amendment in reference to PC-25-0011-TX, based on the facts and considerations contained in the staff report and the testimony of Staff and witnesses present; seconded by Commissioner Vaughn. A roll call vote found Commissioners Simpson, Vaughn, Wichmann, Baumgardner, Berling, Bethell, Bridges, Darpel, Dunham, France, Janes, Martin, Ryan, and Sketch in favor; none opposed and the motion carried.*

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Reports from Committees

- **Executive:** Chairman Dunham stated that the Committee did not meet. He mentioned that he updated the Committee [Assignment] list and noted that the D2030, Subdivision Review, and Z21 committees increased from 6 to 7 members to address quorum issues and increase involvement.
- **Direction 2030 Implementation:** Commissioner Simpson stated that the Committee will meet on 10/14/25 with an update on the benchmarks and an update from the consultant.
- **Subdivision Review:** Did not meet.
- **Z21 Review Committee:** Commissioner Bridges stated that a meeting would need to be scheduled to review the changes to the Park Hills submission and Edgewood would likely be added to that meeting as well. Staff will coordinate and send the meeting invitation.

Reports from Commission Members: Nothing to report.

Reports from Legal Counsel: Nothing to report.

Reports/Announcements from Staff: Mr. Videkovich reminded members about the KLC Planning and Zoning training and encouraged them to contact Ms. Bushelman by October 24th to register. The training will take place virtually on October 29th. He advised the Commission that their KCPC email address is used to register them and he reminded them to check their inbox for the confirmation and link.

General Correspondence: There was none

New Business: There was none.

Public Comments: There were none.

There being nothing further to come before the Commission, Chairman Dunham asked for a motion to adjourn. So moved by Commissioner Darpel; seconded by Commissioner Ryan. All in favor by acclamation. The meeting then adjourned at 9:24

APPROVED:

Chair 

Date November 6, 2025

