

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Chairman Dunham called the meeting to order on November 06, 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	X	
Jeff Bethell	Fort Mitchell	-	X	X	X	X	X	X	X	X	X	X	
Gailen Bridges	Bromley	-	X	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	X	
Brian Dunham, Chairman	Kenton County	-	X	X	X	X	X	X	X		X	X	
Tom France	Ludlow	-	X	X	X	X	X	X	X	X	X	X	
Ken Heidrich	Lakeside Park	-	/	/	/	/	/	/	X	X		X	
Todd Herrmann	Erlanger	-	X	X	X	X		X	X	X		X	
Betsy Janes	Villa Hills	-	X	X		X	X	X	X	X	X	X	
Matthew Martin	Taylor Mill	-	X	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	X	
Kareem Simpson	Covington	-	X	X		X	X		X		X	X	
Greg Sketch	Crescent Springs	-	X	X	X		X	X		X	X	X	
Maura Snyder	Independence	-	X	X	X*	X	X	X	X*	X*		X	
Debbie Vaughn	Kenton Co	-	X				X	X*	X*	X	X	X*	
Quin Wichmann	Ryland Hts.	-		X	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.

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Also present: Legal Counsel Mr. Matt Smith, and the following PDS Staff: Mr. Patrick Denbow, PDS Senior Planner; Mr. Cody Sheets, PDS Associate Planner; Ms. Megan Bessey, PDS Economic Development Manager, 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 asked Commissioners to re-order the agenda to hear item number 11 (PC-25-0010-TX) the city of Park Hills' Z21 text amendment first and then item number 10 (PC-25-0008-PF) the Fort Wright public facility review last. 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 Ryan; seconded by Commissioner Snyder. The motion carried by acclamation of all members present.

Approval of the Minutes

Chairman Dunham next addressed the approval of the October 02, 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 Snyder; seconded by Commissioner Wichmann. A roll call vote found: Commissioners Snyder, Wichmann, Berling, Bethell, Bridges, Dunham, France, Janes, Martin, Ryan, Simpson, and Sketch in favor, and Commissioners DeAngelis, Heidrich, and Hermann abstained. The motion carried.

Report of Receipts and Expenditures

Chairman Dunham stated the receipts and expenditures report for September 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 Snyder. 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 no comments
- Stage II Updates – there were none this month.
- Cell Tower Updates – there were none this month.

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

- There were no comments.

PUBLIC HEARING

Chairman Dunham introduced FILE NUMBER: PC-25-0010-TX

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://kcpcky.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

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

dwelling) 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.

Mr. Patrick Denbow presented the Staff's recommendation regarding the Z21 update, highlighting the removal of a proposed rezoning. He provided background on the zoning ordinance updates and discussed a timeline of events, including the City Council's authorization on August 11, 2025, to apply for the Z21 zoning text and map. This was initially favorably recommended by the KCPC Z21 Review Committee. However, after revisions requested by the City on September 29, 2025, which included changes to residential mixed zone requirements, hillside development standards, and amendments to the Planned Unit Development (PUD) section, the KCPC Committee later advised against the revised Z21 submission on October 21, 2025. Consequently, on October 27, 2025, the City removed the rezoning proposal and made further revisions, resulting in the presented version that is largely similar to the original submission from August 11, 2025, except for specific amendments related to hillside, grading, and PUD standards.

Mr. Denbow presented updates on zoning districts, reducing the number from 13 to 12, and highlighted that the new designations align more closely with existing zones. He pointed out that the [2.13 acre] area that was proposed to be zoned as Residential Mixed will remain Residential Urban, and some residential-zoned areas will shift to Conservation, particularly city-owned parcels and parts of the old trolley line right-of-way that the City does not intend to develop for single-family use. He also discussed and reviewed permitted and conditional uses, such as Accessory Dwelling Units, Owner-Occupied Short-Term Rentals, mobile food sales, and other commercial uses.

Mr. Denbow confirmed that the City will adopt the 21-day process for map amendments but will not allow for concurrent variances and conditional use requests. He provided a brief review of additional changes including updates to regulations for off-street parking pads, swimming pool drainage, hillside development, site lighting standards, and various definitions and requirements related to landscaping, dumpsters, and traffic studies. He mentioned that certain areas like sign and fence regulations, Board of Adjustment rules, and sections on Adult Oriented Businesses will remain unchanged.

Mr. Denbow stated that Staff has determined that the proposal is consistent with the Comprehensive Plan and emphasized that the city is largely built out, with limited opportunities for new development. He explained that the new zoning ordinance focuses on maintaining the existing character of neighborhoods by removing barriers for current homeowners, ensuring that new developments do not negatively impact neighbors, and prioritizing the safety and stability of the city's hillsides. Mr. Denbow also noted that the KCPC Z21 Committee has recommended approval and that the new zoning ordinance text and map meet the requirements of KRS 100 and are generally consistent with the goals, objectives, and recommendations outlined in the Kenton County Comprehensive Plan, including the Recommended Land Use map.

Upon conclusion, Mr. Denbow asked if there were any questions from the Commission. He confirmed for Commissioner Sketch that the engineering review process in Park Hills is distinct in terms of requiring permits and geotechnical reports to be reviewed by the city engineer. Additionally, he clarified for Commissioner Bethell that the water from draining swimming pools would be directed into the sanitary and storm sewer systems.

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Commissioner Bridges addressed the communications that have been received regarding the mechanics of the City's voting process, which was deferred to Mr. Matt Smith (KCPC Legal Counsel). Mr. Smith thanked those in attendance and clarified the scope of the KCPC review, which is to determine whether to replace the current zoning ordinance with the new Z21 ordinance. He acknowledged the concerns regarding the voting process and explained that a resolution was received from the City for the modified application, along with confirmation from the city attorney (Mr. Dan Braun), who believes that the proposal has been properly presented to the full Commission. Mr. Smith stated that the Commission's role is limited to acting only on the application before them and that they do not have jurisdiction over the process followed by the City to advance the application. Furthermore, he explained that the Commission must act within 60 days, and the only testimony or discussion the KCPC can consider is whether the proposed Z21 ordinance is reasonable and appropriate according to KRS 100, and the authority it gives to the Commission. Chairman Dunham reminded attendees that the Commission is a recommending body in this situation, and its recommendation will be forwarded to the City for the final decision.

There were no further questions for Mr. Denbow and Chairman Dunham announced the following attendees who signed up to speak:

- FOR
 - Kathy Zembrodt – Mayor, City of Park Hills
 - Dan Braun –Attorney, Park Hills
- NEUTRAL
 - Jim Pfaller (829 Aberdeen Rd)
 - Nick King (1510 Dixie Hwy)

There was no one else wishing to register to speak and Chairman Dunham moved on to the Applicant Comments.

Mayor Zembrodt addressed the Commission regarding the proposed zone change from R-1FF to R-M and RU, initially believing it to be feasible. However, after further discussions, the City recommended rejecting the change and reverting to the original proposal submitted in August, omitting the density increase zone change to facilitate approval of the application. She addressed the concerns about pool drainage issues that emerged during COVID-19, emphasizing the importance of the plan provided by SD-1 and included in the proposed ordinance to prevent flooding on other properties. She then explained the necessity of city engineer approval for hillside development, given the city's hilly terrain. Lastly, she noted that items 1, 4, and 7 of the application were controversial and requested their removal to expedite the approval process. She confirmed for Commissioner France that she was instructed to return later to submit a map amendment for the zone change that was removed from the application. There were no further questions.

Next, Mr. Dan Braun, Park Hills' City Attorney, addressed the Commission and stated that the controversial matters were not before this Commission so he would not be addressing them and the resolution speaks for itself. There were no questions for Mr. Braun.

PUBLIC COMMENTS

Chairman Dunham stated there was no one signed up against the issue and moved on to comments from Neutral Parties. Chairman Dunham acknowledged the receipt of the email sent by Mr. Jim Pfaller who confirmed that he would provide testimony in lieu of the email being read into the record.

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Mr. Jim Pfaller, 829 Aberdeen Road, stated that his property is adjacent to the city-owned land at 1500 Dixie Highway, which has been the focus of development around the Szechuan Gardens property. Chairman Dunham interjected, clarifying that the map amendment [zone change] was not being discussed by the Commission at this meeting; the focus would instead be on the Z21 text amendment as presented. He noted that Mr. Pfaller's comments would be more appropriate if a map-amendment application for the property were submitted in the future, at which point Mr. Pfaller would have the opportunity to speak. Mr. Pfaller then expressed his satisfaction with the decision to revert the application back to residential urban, as that was the original presentation. He mentioned that the addition of the zone change had caused some confusion and he indicated that he would wait for the map amendment. Mr. Pfaller agreed to have his full email entered into evidence, which Chairman Dunham labeled as Exhibit A. There were no further questions.

Mr. Nick King, representing the Dr. James King Trust located at 1510 Dixie Highway, which is adjacent to Szechuan Gardens, stated that his comments were also related to the zoning map change and a proposed retention pond at the end of the property along Dixie Highway. There were no questions following his statement.

Chairman Dunham noted there were no others registered to speak and he summarized emails sent by the public for the record.

- Carl & Stella Snowden: concerns about the way the 10/27/25 vote and resolution were conducted [at the City level] and highlighted that the Z21 subcommittee voted against the prior proposal that had the RM zone change. This was entered into evidence as Exhibit B.
- James & Lynn Leinart: same concerns regarding how the resolution was passed. This was entered into evidence as Exhibit C.
- Gretchen Stephenson: concerns about the way the resolution was voted on and that the Z21 subcommittee recommended against it when the application had the 2 parcels zoned as RM. This was entered into evidence as Exhibit D.

Chairman Dunham recessed the public hearing for discussion among the Commissioners. He acknowledged the confusion surrounding the issue and expressed his appreciation for the city's revised approach. He mentioned that the updated application appears suitable.

Commissioner Bridges reflected on his long tenure on the Z21 Committee, along with Commissioners Bethell and Martin. He described the committee as relatively relaxed, stating that they do not seek to second-guess any city's intentions regarding their ordinance updates. He noted that there had not been any controversy until the second Park Hills proposal. He further explained that no zone changes have been proposed in any Z21 update, as the goal is to refine the zoning ordinances rather than facilitate zone changes. The Z21 Committee members were not in favor of utilizing the Z21 process for the Park Hills zone change. He expressed gratitude that the city had removed the zone change from consideration, adding that after polling the Z21 Committee members, they support recommending approval of the updated application as presented.

Commissioner Ryan thanked the Z21 Committee for addressing the proposed changes and disapproving the submission. He noted that he found the packets confusing, making it hard to differentiate between old and new information, and stressed the need for transparency. He stated that he appreciated the Staff's presentation and reiterated that while the zone change could be included in the Z21 update, this approach is unusual and lacks transparency. He emphasized the importance of considering diverse perspectives, especially from professionals familiar with zoning matters, and commended the Z21 Committee for their role in producing a better product.

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Chairman Dunham noted that there has not been a map amendment included in any Z21 updates so far, but it is not uncommon for a city to submit an application that addresses multiple issues for the sake of expediency. He added that with text amendments, they often clean up various matters while addressing items that will allow a new project to move forward. He stated he understood the rationale behind including the zone change and was pleased with the final revision, especially after recognizing the controversy surrounding the zone change. He commented that from a timing perspective, he was uncertain if the process had become bogged down, but he acknowledged that other jurisdictions have not submitted their Z21 updates and have been working on them for a long time. He expressed his satisfaction that they were able to meet tonight and believes that Park Hills will benefit from the approval of their Z21 ordinance.

Chairman Dunham noted that there were no additional comments and returned to the public hearing for further clarification. Commissioner Ryan mentioned that he had discussed some typos, language issues, and simple formatting changes with Mr. Denbow that needed to be addressed in both the ordinance and the appendix. He confirmed that those issues had been resolved.

With no further discussion, Chairman Dunham closed the public hearing to entertain a motion to approve the Park Hills Z21 Ordinance. Commissioner Ryan made a motion regarding file PC-25-0010-TX, Park Hills Zoning Ordinance, the request: the City of Park Hills seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Park Hills' development patterns and addresses new development trends, and moved to approve the text amendment based on the facts and considerations contained in the Staff report and based on the testimony of Staff and witnesses present at the public hearing and further finding that the proposed text amendment is in general compliance with the comprehensive plan; seconded by Commissioner Bethell. A roll call vote found Commissioners Ryan, Bethell, Bridges, DeAngelis, Dunham, France, Heidrich, Herrmann, Janes, Martin, Simpson, Sketch, Snyder, Wichmann, Baumgardner and Berling in favor; none opposed and the motion carried.

Commissioner Debbie Vaughn arrived at 7:00 p.m.

Chairman Dunham turned the Chair over to Commissioner Ryan and departed the hearing at 7:00 p.m.

Commissioner Ryan read FILE NUMBER: PC-25-0008-PF into the record.

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.

Mr. Cody Sheets presented Staff's report regarding the proposed development on a vacant property currently zoned General Industrial (GI). The site is surrounded by a mix of commercial, institutional, and industrial uses and the proposed development includes a 12,750 square-foot vehicle storage and training facility with 70 parking spaces, six shipping containers for live burning training, and plans for a future training tower. He stated that while the recommended land use is commercial, the proposal straddles both commercial and industrial classifications. He also pointed out that the site is within a FEMA-mapped regulatory floodplain and floodway, indicating that additional regulations will apply to any development in the area.

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Mr. Sheets presented the Staff's findings, stating that the proposed development aligns with the goals and objectives, economy, and community facilities elements outlined in the Comprehensive Plan, and noted that there is conflicting or inadequate information regarding the environmental component of the plan, specifically that the proposed plan lacks sufficient details to assess compliance with the sections of the environmental element that advocate for multifaceted approaches to preserving natural resources.

Mr. Sheets reviewed the KRS 100 statutes concerning public facilities and recommended the approval of the proposed development that aims to provide training opportunities for firefighters and enhance emergency response services. He noted that while the site presents challenges for standard development, it is suitable for its intended purpose. Mr. Sheets suggested implementing a heavy vegetative buffer to manage runoff and serve as a visual screen and although the Kenton County Fire Chiefs Association is exempt from local zoning regulations, he recommended that the facility comply with the Fort Wright Zoning Ordinance standards regarding lighting, landscaping, and signage. He also emphasized that training exercises should adhere to regulations concerning noise, odor, and other disturbances and that flood protection measures must be put in place. Additionally, he mentioned that the applicant could apply for a FEMA Letter of Map Amendment to potentially remove the site from flood zones. Lastly, he pointed out that all requirements from SD1 must be met before a permanent address can be assigned.

Mr. Sheets deferred to the applicant Commissioner Bridges' question regarding the end users of the site. There were no other questions from the Commissioners and Commissioner Ryan read the following attendees who registered to speak:

- FOR
 - Corey Deye (3681 Madison Pike)
 - Don Stegman (Cardinal Engineering)
- NEUTRAL
 - Jim Pfaller (829 Aberdeen Rd) *passed – signed up on the wrong sheet

Chief Corey Deye, the Fire Chief of Covington, representing the Kenton County Fire Chiefs Association, presented to the Commission the new training facility intended as a regional asset. He highlighted its strategic location near the 275/71/75 interchange and provided a 3-D visualization of the public safety campus. Chief Deye discussed the training needs of public service groups in the surrounding three counties and mentioned ongoing discussions with other institutions for dual credit training. He outlined the processes for live burn training, including approved materials with low environmental impact, and clarified for Commissioner Berling that after training, the concrete pad is cleaned and debris is disposed of properly while runoff is managed in underground tanks approved by SD-1.

There were no further questions from the Commissioners, and Commissioner Ryan called upon Mr. Jim Pfaller, who had left after providing testimony on the first issue.

Mr. Don Stegman had no comments regarding Commissioner Sketch's surprise that SD-1 would not issue a stormwater exemption, especially considering that [Banklick] Creek is so close and there is no risk of site runoff flooding it. Chief Deye commented that SD-1 has been very helpful and has worked well with them to reduce costs. He also responded to Commissioner Berling's inquiry by stating that, to maintain the heavy buffer along Banklick Creek, the majority of the trees on both sides

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

will remain; only some of the smaller underbrush will need to be removed. He does not anticipate a significant change in the visual landscape.

There were no further questions and Commission Ryan then recessed the public hearing for discussion among Commissioners. Commissioner Heidrich indicated that having a training center has been a goal for many years and he was pleased to see it finally come about. There was nothing further and Commissioner Ryan reconvened the public for clarification. None was needed and he closed the public hearing for a motion. Commissioner Berling made a motion on file PC-25-0008-PF applicant *Corey Deye, of the Covington Fire Department/Kenton County Assets, regarding 3681 Madison Pike, Fort Wright, a public facility review, the applicant proposing to construct a fire training facility that includes a fire training center, vehicle storage area, off-street parking, and a future police training center, to approve the application based on the request being consistent with the goals and objectives of the Comprehensive Plan and also meets the requirements of KRS 100.324 and 147.068; seconded by Commissioner Sketch. A roll call vote found Commissioners Berling, Sketch, Snyder, Vaughn, Wichmann, Baumgardner, Bethell, Bridges, DeAngelis, France, Heidrich, Herrmann, Janes, Martin, Ryan, and Simpson; none opposed and the motion carried.*

Commissioner Ryan moved on to reports from committees.

Reports from Committees

- Executive: Commissioner Ryan reported the Committee did not meet.
- Direction 2030 Implementation: Commissioner Simpson reported that the Committee met on October 14, 2025, and received an update from the consultant on the progress of the housing study and the benchmarks that they have created. The Committee will meet again in January.
- Subdivision Review: Commissioner Sketch stated there was nothing to report.
- Z21 Review Committee: Commissioner Bridges commented that this had been covered.

Reports from Commission Members:

Commissioner Bethell addressed the Commission stating that in the view of transparency he has greatly enjoyed his service to the Commission, but he will be resigning effective December 31st. He stated that Kenton County is well-served by the Commission and added that he has already spoken to the Mayor and Fort Mitchell will make a new appointment. Commissioner Ryan commented that Commissioner Bethell has done an honorable job and followed through, providing a voice of reason who will be sorely missed and appreciated.

Reports from Legal Counsel: Nothing to report

Reports/Announcements from Staff: Ms. Pamela Bushelman addressed the Commission to clarify that if any members attended the KLC Planning & Zoning training, their training certificates would take about two weeks to process. She advised them to forward the email from KLC to her for credit and to receive an updated training report. Ms. Bushelman also noted that there was no housing component included in that training but mentioned that she would provide further information on how to sign up for the upcoming KLC housing training.

General Correspondence: There was none

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

New Business:

Mr. Patrick Denbow introduced a request for the Planning Commission to authorize an application for a countywide text amendment to update all Kenton County Zoning Ordinances pertaining to Qualified Manufactured Housing. This application will be presented at the KCPC public hearing on December 4, 2025.

Kentucky House Bill 160, effective July 1, 2026, changes zoning regulations for Qualified Manufactured Homes. Key updates include a new definition for these homes, prohibiting their exclusion from areas designated for single-family homes, and preventing stricter architectural or foundation standards compared to single-family residences. There are also exceptions for development standards if lot size complicates compliance. To qualify, the home must be manufactured within five years before installation, permanently affixed to a foundation, meet specific size requirements (minimum width of 20 feet or two stories), and have a total living area of at least 900 square feet.

Mr. Denbow reported that Staff has engaged with various groups regarding HB 160, including mayors, city/county administrators, and local jurisdictions, and has made presentations as needed. The proposed changes to the zoning ordinance aim to comply with the new state law by updating the definition of single-family dwellings to include Qualified Manufactured Homes, aligning the definition of Qualified Manufactured Homes with state law, removing Qualified Manufactured Homes as a separate use, and eliminating any unique standards for them. He stated that the proposed changes are available for review both online and in print and noted that not all changes will apply to every community due to varying zoning regulations.

Mr. Matt Smith praised Staff for their efforts in addressing HB160. He noted that they were not required to take on this task, but they went above and beyond by educating cities and the county. They examined all jurisdictions and categorized them by zoning type, collaborating effectively with everyone involved. He acknowledged their excellent work, expressed his agreement with their findings after reviewing them, and commended their dedication.

Mr. Denbow clarified for Commissioner Sketch that some jurisdictions are still operating under their old zoning codes, while others have undergone the Z21 update process which means that the necessary changes will vary by jurisdiction, and is intended to avoid the need for submitting 20 individual applications. He confirmed that all jurisdictions will be included in the request, although the attachments presented may differ based on each jurisdiction's current ordinance. Additionally, he informed Commissioner Berling that each jurisdiction's legal counsel could provide advice if they wished to refuse the amendment. Mr. Smith commented that he did not anticipate any jurisdiction refusing the amendment. Mr. Denbow also explained to Commissioner France that KRS provides definitions for mobile homes and qualified manufactured homes, indicating that it is the qualified manufactured homes that are affected. He reiterated that there will be a single Staff report presented, accompanied by 19 different appendices—one for each city.

There were no further questions and Commissioner Ryan entertained a motion to submit the application before the Commission. So moved by Commissioner Snyder; seconded by Commissioner Martin. The motion carried by acclamation of all members present.

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 06, 2025

Public Comments: There were none.

There being nothing further to come before the Commission, Commissioner Ryan asked for a motion to adjourn. So moved by Commissioner Snyder; seconded by Commissioner Vaughn. All in favor by acclamation. The meeting then adjourned at 7:34 p.m.

APPROVED:

Chair _____

Date _____