

Thursday, December 04, 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 November 06, 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*)

### Public Hearing

#### 10. **FILE NUMBER: PC-25-0015-MA (ERLANGER MAP AMENDMENT)**

**APPLICANT:** DBL Law per Loren Wolff on behalf of Sierra Development LLC

**LOCATION:** An area of approximately 2.55 acres located at the southwest intersection of Turkeyfoot Road and Stevenson Road.

**REQUEST:** A proposed map amendment to the Erlanger Zoning Ordinance changing the described area from R-CPS (Residential Compact Subdivision) to NC (Neighborhood Commercial).

**SUMMARY:** The concept development plan proposes an approximately 6,372 square-foot convenience store and gas station with associated fuel pumps and canopy, 46 total parking spaces, stormwater detention area, two detached signs, landscaping, and one access point each from Turkeyfoot Road and Stevenson Road.

#### 11. **FILE NUMBER: PC-25-0016-MA (COVINGTON MAP AMENDMENT)**

**APPLICANT:** Fisher Homes per Amanda Webb on behalf of Kelly Real Estate Co LLC and Briarwood Dev Inc.

**LOCATION:** 1405 & 1459 Hands Pike, Covington; an area of approximately 73.897 acres and containing two parcels, located along the west side of Hands Pike, approximately 780 feet west of Taylor Mill Road and 1,500 feet east and south of Ken Drive.

**REQUEST:** A District Map Amendment and Development Plan to the Covington Neighborhood Development Code changing the area from SR (Suburban Residential) to SU (Semi-Urban Residential).

**SUMMARY:** The applicant is proposing a new development with 450 total dwelling units to include a mixture of attached and detached single-family, two-family, carriage houses, and condominium/apartment style dwellings with a total density of 6.1 dwelling units per acre.

**12. FILE NUMBER: PC-25-0012-TX (KCPC COUNTYWIDE TEXT AMENDMENT)**

**APPLICANT:** Kenton County Planning Commission per Brian Dunham, Chair

**REQUEST:** Proposed text amendments to the Bromley, Covington, Crescent Springs, Crestview Hills, Edgewood, Elsmere, Erlanger, Fairview, Fort Mitchell, Fort Wright, Independence, Kenton Vale, Lakeside Park, Ludlow, Park Hills, Ryland Heights, Taylor Mill, Villa Hills, and Kenton County zoning ordinances: (1) amending the definition of Qualified Manufactured Homes, (2) amending the definition of Single-Family Detached Dwelling to include Qualified Manufactured Homes, (3) removing Qualified Manufactured Homes as a separate use, (4) removing use specific standards for Qualified Manufactured Homes and (5) making any other necessary revisions for compliance with Kentucky House Bill 160.

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

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

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

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

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

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

- a. Our Boone County – Plan 2045, the Countywide Comprehensive Plan Update DRAFT

**New Business**

**18. Annual OKI Representative Appointment** *(action required)*

**19. Review/adoption of the 2026 meeting calendar** *(action required)*

**Public Comments**

**Adjourn**

**Calendar Notes**

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

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

**Tuesday, February 05, 2026: Monthly Public Hearing/Business Meeting (6:15 PM)**

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