

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

Chairman Dunham called the meeting to order on December 04, 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 was played. There was an audio issue with the overflow broadcast that caused a delay in proceedings which began at 6:47 p.m. The meeting was held in the fiscal court chambers and an overflow gotomeeting broadcast (Session ID: 792-545-797) was provided in the Reidlin-Schott Room 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 | | | X |
| Margo Baumgardner | Crestview Hills | - | | | | X | | 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 | X |
| Gailen Bridges | Bromley | - | X | 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 | X |
| Tom France | Ludlow | - | X | X | X | X | X | X | X | X | X | X | |
| Ken Heidrich | Lakeside Park | - | / | / | / | / | / | / | X | X | | X | X |
| Todd Herrmann | Erlanger | - | X | X | X | X | | X | X | X | | X | X |
| Betsy Janes | Villa Hills | - | X | 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 | X |
| Kareem Simpson | Covington | - | X | X | | X | X | | X | | X | X | |
| Greg Sketch | Crescent Springs | - | X | X | X | | X | X | | X | X | X | X |
| Maura Snyder | Independence | - | X | X | X* | X | X | X | X* | X* | | X | X |
| Debbie Vaughn | Kenton Co | - | X | | | | 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
DECEMBER 04, 2025**

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; Mr. Cody Sheets, PDS Principal Planner; Ms. Kayla Barbour, PDS Associate Planner, 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. There were no corrections or changes and he asked for *a motion to accept the agenda. So moved by Commissioner Snyder; seconded by Commissioner Ryan. The motion carried by acclamation of all members present.*

Approval of the Minutes

Chairman Dunham next addressed the approval of the November 06, 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, Snyder, Vaughn, Armbruster, Baumgardner, Bethell, Dunham, Heidrich, Herrmann, and Janes in favor; none opposed and the motion carried.*

Report of Receipts and Expenditures

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

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

- There were none this month.

PUBLIC HEARING

Chairman Dunham introduced **FILE NUMBER: PC-25-0015-MA**

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.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

Mr. Cody Sheets presented the staff report reviewing the request, location, current use, and images of the site taken in November 2025. He noted that in 1994, the Planning Commission recommended against rezoning the site from single-family to multi-family residential use, but a Conditional Use permit for a nursery school/daycare was approved in 1997. The report outlined the current zoning, existing land use, and relevant street descriptions.

Mr. Sheets reviewed the proposed site plan, which includes a food market, canopy, fuel pumps, stormwater management area, parking, a dumpster enclosure, pylon signs, and access points. He mentioned that the applicant is coordinating with the Kentucky Transportation Cabinet (KYTC) for access points on Turkeyfoot Road and Stevenson Road, with specific restrictions in place and added that a Traffic Impact Study was submitted by the applicant, along with elevation drawings provided after the initial reports were distributed.

Mr. Sheets stated that a Staff review of the Comprehensive Plan concluded that a request to change the zoning designation from R-CPS to NC is consistent with promoting commercial redevelopment near established residential neighborhoods, and the property is well-located at the intersection of major roads, allowing access for both pedestrians and vehicles. He pointed out that the area is identified as commercial use on the land use map, and although there is a small blue line stream on site, there are no developmentally sensitive areas. He stated that Staff recommend favorably for the map amendment, as it generally aligns with the comprehensive plan and facilitates future commercial growth.

In a review of the Concept Development Plan, Mr. Sheets discussed a proposed black decorative horse fence at three locations on the property, which the city requested to match existing fences at the intersection's corners. He noted that a Board of Adjustment hearing would be needed to appeal for a wooden fence that is more than 50% open in the front yard, as otherwise, the fences would not be permitted. Additionally, he addressed the requirements for detached principal signs in the NC Zone, mentioning that two proposed pylon signs would also require Board of Adjustment approval or must adhere to the standards outlined in Table 11.1 of the Erlanger Zoning Ordinance.

Mr. Sheets then then noted the requirements that will be needed with the submission of the final development plan which involves several approvals and submissions to comply with zoning ordinances, including: Board of Adjustment approval for a Drive-Up Facility (conditional use in the NC zone); compliance with canopy, lighting, and height regulations for gas stations (Erlanger ZO 4.05); a detailed photometric plan for site lighting (Erlanger ZO 7.05); buffer yards that meet specific regulations (Erlanger ZO Tables 7.8 and 7.9); detailed Storm Water Management designs (Erlanger ZO 8.06); information on excavation and erosion control (Erlanger ZO 8.09); specifications for heavy-duty asphalt or concrete for dumpster access; submission of signage details, and an SD1 review is required if the development disturbs one acre or more.

Chairman Dunham announced the following attendees who signed up to speak:

- **FOR**
 - Patrick Warnement (260 W Baltimore Pike)
 - Eric Boyd (3601 Rigby Rd, Miamisburg, OH)
 - Lisa Corpus (15773 Teal Rd, Verona, KY)
 - Mark Collier (Erlanger City Administrator)
- **NEUTRAL**
 - There were none.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

- **AGAINST**

Ken & Laura Stanbary (3513 Jacqueline Dr, Erlanger, KY)
Diana Glass (3808 Gregory Ln, Erlanger, KY)
Alece Piper (1273 Brightleaf Blvd, Erlanger, KY)
Diane Montavan (3511 Jacqueline Dr, Erlanger, KY)
James & Marie Cartwright (3474 Turkeyfoot Rd, Erlanger, KY)
Joyce Huff – no address provided
Kim Heimbrock – no address provided
Ted Schumacher – no address provided
Mark Braun - no address provided
Ben Bach – Kenton County
Terri Guentha (1010 Stephenson Rd, Erlanger, KY)
Karen Schneider – no address provided
Karen Egan (1321 Brightleaf Blvd, Erlanger, KY)
Wilanne Stangel (522 Timberlake Ave, Erlanger, KY)
Stephanie Bagley (3415 Misty Creek)
Monica Tsoras (3384 Woodlyn Hills Dr, Erlanger, KY)
Lynn DeMoss (3920 Narrows Rd)

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

Ms. Loren Wolff of DBL Law, representing Sierra Development LLC, presented (presentation attached for the record) to the Commission about the proposed WAWA convenience store with gas. She highlighted WAWA's history, employee ownership, and community involvement. She stated that the drive-up window will operate via app orders only, the preliminary lighting plans involve shielded downlighting, and the landscaping plan includes extensive greenery and safe pedestrian pathways, with heavy landscaping near residential boundaries. She pointed out that The Kentucky Transportation Cabinet (KYTC) found the project would have minimal traffic impact, serving mainly local residents and passersby rather than attracting new traffic. She reviewed the submission request and highlighted that the site plan meets city and comprehensive plan criteria, with ongoing enhancements to fencing, especially at the rear, to improve site appearance.

Ms. Lisa Corpus from WAWA provided a brief history of the employee- and family-owned business. She noted that while most convenience store employees have an average tenure of 7 months, WAWA employees typically stay for about 7 years. She mentioned that the store would require 35 to 40 employees and that they source their baked goods fresh daily from a local bakery. Ms. Corpus also elaborated on the business's community engagement activities in Kentucky and Cincinnati, highlighting their support for food banks, the Red Cross, the Special Olympics, and their focus on addressing food and hunger needs. Additionally, she emphasized their commitment to supporting public service members and serving the neighborhood and its residents.

After the applicant finished their comments, Commissioner Sketch noted that the current design for access and egress at Stephenson Road—set up as right-in/right-out—and the 3-4 configuration at Turkeyfoot Road, which allows for right and left turns in but only right turns out, means that customers cannot turn left to continue down either road, and as a result, they would need to travel several blocks to turn around. Mr. Patrick Warnement confirmed that this is correct.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

Chairman Dunham pointed out that the landscaping area between the parking lot and the residential units is quite narrow, approximately 10-12 feet wide. Mr. Patrick Warnement stated that he believes it is 12 feet and pointed out that they will also be installing the privacy fence and will be looking at other compliance measures since they are a few feet short of the requirement.

Mr. Patrick Warnement from WAWA addressed Chairman Dunham's concerns about access and egress. He stated that they were hoping to provide a left-turn option, but this was the solution suggested by the engineers from the Kentucky Transportation Cabinet (KYTC). He clarified that WAWA has comparable designs at other locations, and such arrangements are not unusual.

Mr. Eric Boyd, with CESO, from WAWA stated for Commissioner Armbruster that the retaining wall is approximately 6 feet tall and they are not sure of the materials that will be used. He also clarified for Commissioner Heidrich that the traffic flow in the traffic study states the counts for eastbound traffic are 257 vehicles in the morning and 434 in the evening, and WAWA's anticipated flow of traffic to their site: between midnight and 5 PM, for eastbound traffic from Stephenson Road, and northbound Turkeyfoot Road would be 25 in the morning and 16 in the evening, and southbound Turkeyfoot Road 12 in the morning and 20 in the evening.

Ms. Wolff clarified for Commissioner Ryan that there are issues that still need to be addressed, and she could not yet determine if there would be a deal-breaker if the Board of Adjustments does not grant their approvals. She also confirmed for Commissioner Armbruster that they would be open to having one pylon sign and one monument sign.

There were no further questions from Commissioners and Chairman Dunham moved on to the Public Comments segment of the hearing.

FOR

Mr. Mark Collier, the City Administrator of Erlanger, addressed the commission and provided an overview of their discussions with WAWA. He highlighted that WAWA is going above and beyond what is required by KRS and believes they will continue to enhance the site. He mentioned that WAWA has sent additional notifications to nearby property owners and has worked collaboratively to ensure pedestrian safety and connectivity. Furthermore, they will provide more than adequate landscape buffering. He affirmed that the city is in support of the request. He clarified for Commissioner Armbruster that a stamped concrete façade on the retaining wall would be considered and the city is comfortable making that a condition at the BOA level if necessary.

AGAINST

Mr. Ken Stanbary, (3513 Jacqueline Dr, Erlanger), asked what will happen to the daycare and pointed out that the site is located behind his home. He mentioned that the proposed WAWA would be inconvenient for his neighborhood's residents due to the lack of a left turn, which would force them to turn right and then find a way to turn around. He highlighted that the daycare is a peaceful place and that many deer families frequent their backyard. He fears that the new store could disrupt their peaceful environment, attract rodents due to increased trash, and potentially lead to criminal activity in the vicinity.

Mrs. Laura Stanbary, (3513 Jacqueline Dr, Erlanger) addressed the Commission and expressed her initial emotion as anger because the development site is 'in their backyard'. She shared a personal story about

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

losing her oldest daughter in a car accident, stating that their backyard was the last place they were together. She does not want their tranquility disturbed and is unwilling to give up their home.

In response to Mr. Stanbary's question about the daycare, Chairman Dunham stated that the building would likely be removed for the site to be developed. Mr. Stanbary then pointed out that many of his neighbors rely on the daycare, and it would be inconvenient for them to find an alternative.

Ms. Diana Glass, (3808 Gregory Lane, Erlanger) opposes the proposed WAWA establishment. She expressed her concerns in a letter that was mailed to the commission, highlighting that the location is unsuitable for a high-traffic, 24-hour business due to existing traffic issues and many accidents at the intersection. She noted the presence of other businesses nearby and emphasized that the community values small, locally owned establishments. She also raised concerns about environmental impacts, such as increased stormwater runoff and pollution, as well as noise and light disturbances from late-night activity. She advocated for a daycare facility instead of the WAWA and mentioned that many neighbors share her opposition. Chairman Dunham confirmed receipt of her letter **(EXHIBIT D)**.

Ms. Alece Piper, (1273 Brightleaf Blvd, Erlanger) stated she is a mother of two and a representative of a small business. She stated that while growth is acceptable, a WAWA is not suitable for the current location. She added that her youngest daughter attends the daycare, and she applauded the daycare for effectively serving the community. Ms. Piper then urged the Commission to disapprove the zone change, citing that it is unnecessary given the presence of small, locally owned businesses nearby. She next expressed concerns about the anticipated 35 to 40 employees at WAWA, questioning their value compared to the 12 staff members currently employed at the daycare, which serves around 50 children. She noted that approximately 70 families could be affected if the daycare closes. Additionally, she highlighted that the daycare accepts state assistance programs, unlike others. Ms. Piper expressed concerns about traffic on Turkeyfoot Road, labeling the traffic study as 'more idealistic than realistic', and feared the social impact of a 24/7 WAWA on the community, which is near homes, schools, and churches. She stated that she feared the rezoning would lead to further undesirable developments along Turkeyfoot Road and emphasized that there are more suitable locations for a WAWA elsewhere. She stated that she did mail a letter to the Commission and Chairman Dunham clarified that it was received **(EXHIBIT D)**.

Commissioner Sketch commented that the property owner is selling the property and that the Commission does not influence this decision. He clarified that WAWA is not acquiring the property; that responsibility lies solely with the owner, and any complaints regarding the sale should be addressed to them. He noted that this is a land use issue, and the owner has the right to sell. He clarified that the Commission serves as a recommending body, with the city making the final decision. In response to Ms. Piper's inquiry about the zoning change to NC, Commissioner Sketch acknowledged its validity but emphasized that WAWA's involvement is contingent upon the owner's willingness to sell to them.

Ms. Diane Montavon, (3511 Jacqueline Dr, Erlanger) stated that she moved to the area five years ago. She expressed concerns about homeless individuals coming to the site in search of warmth and the presence of rats due to garbage issues. She mentioned that she enjoys the children at the daycare and while she acknowledged the owners' right to sell the property, she stated that the owner of the daycare was unaware of the sale. She next raised a question about whether there would be semi fuel pumps or only passenger vehicle fuel pumps. Additionally, she noted that a man in a wheelchair was hit about six months ago and emphasized that more traffic on Turkeyfoot Road would be problematic. She further pointed out that there is a blind curve on Stephenson Road, where drivers tend to speed excessively. She warned that unless measures are taken to manage access and egress from the site, there is a high likelihood that

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

someone will attempt to turn left out of it. In conclusion, she expressed her agreement with Ms. Glass and urged the Commission to object to the zone change, stating that a WAWA is not needed.

Mr. James Cartwright, (3474 Turkeyfoot Rd, Erlanger), stated that he has been a resident for 70 years. He agreed with the previous speakers and wanted to add that there are about 12 gas stations and fast-food restaurants within a 2-mile radius of that corner. He expressed concerns about the street's safety, noting that it is dangerous, as he walks there daily and has witnessed a couple of accidents. He emphasized that traffic is terrible, with people frequently running the stoplight. He specifically highlighted that Stephenson Road, near the curve, is especially dangerous because visibility of oncoming traffic is obstructed. He mentioned that from his home, he would have to navigate through subdivisions to reach that site. He stated that he believes the city's motivation for this change is the loss of Kroger and the desire to generate tax revenue from the new business. He is opposed to the proposed zone change.

Ms. Maria Cartwright (3474 Turkeyfoot Rd, Erlanger) elected not to speak.

Ms. Joyce Huff, (1220 Brightleaf Blvd, Erlanger), stated that she has resided in Erlanger her entire life and has traveled on Turkeyfoot Road and Stephenson Road for the past 50 years. She mentioned that she understands the city is planning to resurface Stephenson Road but wanted to know if it would also be widened. She emphasized that during bad weather, she often gets stuck in traffic because vehicles struggle to navigate the hill, and the intersection of Turkeyfoot Road and Stephenson Road is hazardous. She recounted a serious incident where her brother was nearly killed at that intersection when a car hit him head-on, resulting in his hospitalization in the ICU. She added that on her way to this meeting, she observed an ambulance at that same intersection. Next, she raised concerns about where drivers are expected to turn around if they can only turn right out of businesses but need to head in the opposite direction. She pointed out that this limitation could lead to increased traffic issues on Turkeyfoot Road and in nearby residential areas, such as Enclave, as drivers would have to go out of their way to turn around. Ms. Huff also noted that whenever I-75 is congested, semi-truck traffic reroutes through Turkeyfoot Road, further impacting traffic. Additionally, she highlighted that there are several schools in the area, which contribute to higher traffic volumes at various times throughout the day. She expressed her belief that the traffic study conducted did not account for those peak traffic times, and pointed out that at the intersection at Brightleaf, it was initially determined [in a traffic study] that a traffic light was unnecessary, but it was reassessed and one was eventually installed. However, she mentioned that even with the stoplight, she has nearly been hit by drivers running the light. She described Turkeyfoot Road as sometimes resembling a drag strip and Stephenson Road is very narrow. She expressed frustration over the convenience issues this creates for the community and other travelers.

Chairman Dunham reminded attendees that in the interest of time there is no harm with anyone stating that they agree with previous statements.

Ms. Kim Heimbrock, (3405 Southway Ridge, Erlanger) agrees with the previous comments about the traffic and she referenced Staff's presentation.

****At this time the laptop projection to the chamber screens disconnected and Staff attempted to reestablish the connection.****

Ms. Heimbrock continued to express her concerns about traffic congestion on Turkeyfoot Road, particularly for residents of the nearby Enclave development where she lives. She highlighted difficulties in turning left onto Turkeyfoot Road, especially during busy times, and is worried about customers from WAWA turning around on residential streets. She stated that both Enclave 1 and 2 are small dead-end

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

streets that already have traffic safety issues. She pointed out the high speeds of drivers and the dangers associated with accidents on Turkeyfoot Road and added that she advises her grandchildren to avoid turning left out of their street. She then noted that no study was done on the impact of left turns into WAWA, which she opposes, particularly because it will attract traffic other than local residents. Ms. Heimbrock urged the Commission to consider the challenges faced by those living in the area.

****Staff spent a few more moments addressing the display connection****

Mr. Ted Schumacher (Enclave, no address provided) expressed his and his neighbors' opposition to the proposed zone change. He highlighted significant traffic concerns, particularly on Turkeyfoot Road, where excessive speeds make it difficult for residents to access turn lanes safely. He explained that traffic using the left turn lane to reach the WAWA would hinder neighborhood access, forcing residents to drive further south and turn around. Additionally, he suggested the traffic study was insufficient and argued that a WAWA would be better suited for a different location.

Mr. Mark Braun, (3439 Treeside Ct, Erlanger), expressed his concerns regarding the traffic issues in his neighborhood, Enclave 2, which consists of 19 homes. He stated that he agrees with previous comments about these concerns and feels that a WAWA store does not fit into the neighborhood. He stated he is worried that the presence of the store will lead to a decrease in property values, especially since the area already has several similar services. He mentioned that a turn lane was installed to help him and his neighbors access their homes. However, he is concerned that impatient drivers may turn left, potentially causing accidents and creating a dangerous situation regarding liability.

Chairman Dunham once again informed attendees that the Commissioners are aware of the concerns regarding traffic and, to save time, encouraged commenters to avoid repeating their points about traffic.

Mr. Ben Bach, (10112 Meadow Glen Dr, Independence) addressed the Commission and expressed concern that the permanent zone change does not fit the area's character and that the existing temporary [conditional use] business generates minimal morning and evening traffic. Mr. Bach stated he is worried that the proposed 24-hour WAWA will significantly increase traffic and cautioned that traffic mitigation methods could still lead to issues. He noted the lack of barriers between the new business and the neighboring properties and inquired about the types of trees to be planted and whether they would block noise, light, and visibility. While he acknowledged that WAWA is a reputable company, he stated this is not the right location for their business.

Ms. Terri Guenther, (1010 Stephenson Rd, Erlanger) stated that she is just 10 steps away from the site and is concerned that her home value will decrease due to the visibility of the WAWA gas station. She lives on land that was her grandparents and her father left her the house. Ms. Guenther is worried about the potential light pollution that will directly impact her property, as well as the traffic issues that already make it difficult for her to pull out of her driveway. She stated she currently relies on back roads to get to work in the morning to avoid traffic backups which will only get worse. She stated that this location is not suitable for a gas station.

Ms. Karen Egan (1321 Brightleaf Blvd, Erlanger) elected not to speak.

Ms. Wilanne Stangel (522 Timberlake Ave, Erlanger) did not respond when called.

Ms. Stephanie Bagley, (3415 Misty Creek, Erlanger) expressed her concerns about local traffic. She questioned what measures would be taken to stop drivers from making illegal left turns and turning

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

around in residential neighborhoods. She noted that policing these issues would cost the city more money and that erratic driving and speeding are already prevalent in the area. She also mentioned her husband, a runner, who has had close calls with drivers not paying attention to pedestrians. She emphasized that the area doesn't need more traffic.

Ms. Monica Tsoras, (3384 Woodlyn Hills Dr, Erlanger) shared that she bought the first home on her street 37 years ago when Turkeyfoot Road was just two lanes. She stated that over the years, she has seen it expand to five lanes, but she feels this [WAWA] will not be progress; rather, it threatens to devalue the area and undermines Erlanger's residential character. Attending the meeting to learn about future traffic patterns, Ms. Tsoras believes that most traffic will be northbound in the morning and unable to access the site when heading south in the evening. She reiterated that she is worried about property devaluation along Turkeyfoot Road and hopes for Erlanger to maintain its charm.

Ms. Lynn DeMoss, (3920 Narrows Rd, Erlanger) stated that she resides about a mile away but also owns property at 3510 Turkeyfoot Road, directly across from Enclave. She emphasized the dangerous traffic issues that already exist in the area and suggested that, instead of focusing on the traffic study, members should review the tickets and police reports. She noted that having grown up across from the site since 1969, she has witnessed many accidents, including fatalities. She added that residents fought hard to get the stoplight installed, yet accidents continue to occur. She explained that drivers trying to access WAWA from north to south would have limited space to make the turn, which would cause traffic to back up and prevent others from getting through the light. Additionally, she pointed out that there are comparable services available, indicating that there is no real need for the new development.

There was no one else signed up to speak and Chairman Dunham began the summary of the emails received regarding the request.

EXHIBIT A: Keving Barnes – Opposed

EXHIBIT B: Martha Barnes – Traffic Concerns

Ms. Karen Schneider, (3407 Southway Ridge, Erlanger) was missed during the public comments. When she addressed the Commission, she expressed her opposition to the proposed zone change. She noted that a traffic study conducted by CESO indicated the project would lead to an increase of 5,532 trips per day, resulting in an additional 253 cars on the road each day. She argued that this would significantly worsen traffic conditions.

Chairman Dunham then continued with the summary of the emails:

EXHIBIT C: Karen Braun – Traffic concerns

EXHIBIT D: Diana Glass – Original letter – Traffic concerns

EXHIBIT E: Terry Linder – Increased Traffic and lighting

EXHIBIT F: David Orme – Traffic concerns; area has many other gas options

EXHIBIT G: Gary Sparks – Congestion on Turkeyfoot Road

EXHIBIT H: Florence Tandy – Traffic concerns

EXHIBIT I: Wellbeing of Enclave and increased traffic

EXHIBIT J: Sandra Voet-Baxter – General opposition

EXHIBIT K: Beth Wulfeck – Traffic and displacement

EXHIBIT L: Alece Piper – Letter received and provided public comments.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

There was no one signed up to speak neutrally on the issue and Chairman Dunham asked the Applicant to address the questions posed during the public comments portion of the hearing.

APPLICANT RESPONSE

Ms. Lauren Wolff responded that the daycare does not own the property; instead, the owner is under contract with WAWA and they encouraged the seller to inform the daycare before submitting the application. She added that WAWA has offered to collaborate with the daycare regarding timing and any other support they can provide to facilitate the transition. Next, she addressed the traffic study conducted prior to the process with the Kentucky Transportation Cabinet (KYTC). She stated that there will be no changes to Stephenson Road or Turkeyfoot Road, which are beyond their control, and they do not have authority over the traffic signal. She mentioned that the ingress and egress points were mandated by KYTC.

Mr. Patrick Warnement addressed questions about the turn lanes, noting a southbound right turn lane into the site that will also serve as a deceleration lane, as recommended by the traffic study. He mentioned that there are diesel pumps for small box trucks but none for semis. Regarding full-time vs. part-time employee numbers, he indicated that this varies by store. He stated that predicting customer turning patterns to head south is not possible.

Mr. Warnement then pointed out that their request aligns with the Comprehensive Plan and has received approval from the Kentucky Transportation Cabinet (KYTC). He stated there are no issues with utilities or public safety, and the future zoning for the site is intended to be commercial. Additionally, he confirmed that they own all their stores without franchising, allowing employees to have stock in the company. He clarified for Commissioner Bridges that their operating hours are 24/7, and they will sell alcohol according to state and local laws.

There were no further comments and Chairman Dunham recessed the public hearing for discussion among the Commissioners.

Commissioner Bethell acknowledged the high-quality product and management of the store but questioned its suitability for the location, considering the feedback from nearby residents. He highlighted that traffic is a significant issue in the county and expressed concerns about placing such a store next to residential areas. Despite the product's quality, he would not want to live nearby due to traffic problems. He emphasized the importance of the Commission taking residents' opinions into account before making a decision.

Commissioner Armbruster mentioned that he travels frequently and has observed many WAWA stores integrated into similar locations. He noted that some of the issues the applicant is facing appear to be addressable with the city, and some of these concerns have already been discussed with the Kentucky Transportation Cabinet (KYTC).

Commissioner Bridges expressed his gratitude to everyone for attending the meeting and mentioned that he is always sympathetic to residents' input regarding their neighborhood and acknowledged that the attendees had all voiced similar concerns. He noted that while the Commission often hears complaints about traffic, the specific issues raised tonight were particularly noteworthy and he would be taking them into consideration. He pointed out that the map shows predominantly residential areas surrounding the site in question and it was his opinion that transitioning from a 9-to-5, 40-hour daycare to a 24/7 WAWA convenience store represents a significant change for the neighborhood. He expressed that the WAWA

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

business model seems more suited to a commercial area like Dixie Highway, particularly in terms of its advertising strategy. He concluded by stating that the WAWA presentation does not align with their advertising campaign.

Commissioner Herrmann inquired about the total traffic count on Turkeyfoot Road, and Commissioner Heidrich expressed his interest in that calculation as well. Commissioner Heidrich noted that he had the ingress/egress data, but one of the site plans suggested that there would be approximately 13,000 vehicles traveling in each direction daily on Turkeyfoot Road and he is trying to understand the perspective of this traffic not being primarily destination visits, but rather user stops. He pointed out that, out of the 12,000 to 13,000 vehicles, there are about 2,700 vehicles entering and 2,700 vehicles exiting for WAWA each day and he is attempting to clarify these figures in his mind.

Chairman Dunham emphasized that the Commission's main focus, according to KRS, is to evaluate whether the request aligns with the adopted Comprehensive Plan and the Future Land Use Map. He noted that the site and the surrounding areas are designated as Neighborhood Commercial zones. While he acknowledged the concerns regarding traffic, he pointed out that the traffic impact study and its requirements are overseen by the Kentucky Transportation Cabinet (KYTC).

Commissioner Armbruster noted that when Edgewood lost the BP station, there was concern among residents about losing access to gas, food, and ice cream. Now, there is an opportunity to create a walkable path to a commercial development that is currently lacking in Kenton County.

Commissioner Ryan agreed that the proposal meets most of the Comprehensive Plan's requirements but expressed concerns about ingress/egress for customers and the appropriateness of a 24-hour service next to a residential area. He acknowledged that the submission fulfills most of the necessary KRS criteria.

Chairman Dunham pointed out that, regardless of the final decision, the Commission serves as a recommending body. He expressed hope that the city will carefully consider the items discussed, such as signage, retaining walls, and buffers, to help mitigate the impact on the neighborhood.

Commissioner Armbruster noted that the Shell station located a mile up the road has comparable, if not worse, ingress and egress conditions. He believes [the ingress/egress issues] will pose a challenge throughout the entire corridor.

Commissioner Vaughn sought clarification regarding the presented numbers and inquired about any potential barriers that might prevent left-hand turns out of the site. Commissioners Ryan, Herrmann, and Sketch then shared examples of possible barriers that could be implemented. Commissioner Sketch emphasized that the installation of barriers would come later and involve the State (KYTC) and a request from the city.

Commissioner Snyder expressed her agreement with Commissioners Ryan and Bethell regarding WAWA being a great product for northern Kentucky. However, she believes it is not a suitable fit for the specific property in question. She feels that the current focus seems to be on accommodating access and ensuring safety for everyone, rather than the city finding an appropriate match for that location. She suggested that WAWA might be better suited a bit further up the street or at another site within the city. She also raised concerns about the access as currently presented, stating she does not believe it will be safe. She highlighted the change in business operations from a daycare, which has limited hours, to a 24-hour business, and that issues with ingress and egress are significant concerns for her. She acknowledged that

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

WAWA is a great product, but she is not satisfied with its proposed location, particularly at this already troublesome intersection.

There was no further discussion and Chairman Dunham returned to the public hearing and requested clarification on the traffic count questions.

Commissioner Heidrich reported that the traffic count on Stephenson Road is approximately 4,200 vehicles heading west and 4,100 vehicles heading east. Meanwhile, Turkeyfoot Road sees about 13,000 vehicles traveling northbound and just under 13,000 vehicles traveling southbound each day. He requested clarification regarding the WAWA traffic numbers, noting that WAWA is not a destination business and will capture a portion of that traffic with an estimated 2,700 visits per day, which translates to about 100 cars per hour. Mr. Eric Boyd, the WAWA Engineer (3601 Rigby Rd, Miamisburg, OH), confirmed that these numbers are accurate.

Mr. Patrick Warnement commented on the ingress and egress, explaining that concrete 'pork chop' islands will be installed to direct traffic. He stated that if the Kentucky Transportation Cabinet (KYTC) requests the installation of yellow barrier poles by WAWA, they will proceed with that plan. He added that the ingress and egress have been thoroughly reviewed by KYTC, which was stringent in their evaluation, and emphasized that KYTC should be trusted in their decision-making process.

There was no further discussion and Chairman Dunham closed the public hearing and entertained a motion. *Commissioner Herrmann made the motion concerning PC-25-0015-MA: A proposed map amendment to the Erlanger Zoning Ordinance changing the described area from R-CPS (Residential Compact Subdivision) to NC (Neighborhood Commercial): to approve the request based on facts and considerations found in the Staff Report and based on the testimony of Staff and witnesses present at the public hearing and finding that it is consistent with the Comprehensive Plan; seconded by Commissioner Sketch. A roll call vote, to approve the map amendment, found Commissioners Herrmann, Sketch, Armbruster, and Heidrich in favor and Commissioners Snyder, Vaughn, Baumgardner, Bethell, Bridges, Dunham, Janes, and Ryan opposed. The motion failed. (4 – 8)*

Commissioner Snyder then made a motion to disapprove PC-25-0015-MA based on the information and comments provided at the public hearing; seconded by Commissioner Bethell. A roll call vote found Commissioners Snyder, Bethell, Bridges, Dunham, Janes, Ryan, Vaughn, and Baumgardner in favor and Commissioners Heidrich, Herrmann, Sketch, and Armbruster opposed. The motion carried. (8 to 4)

Chairman Dunham reminded the attendees that this recommendation will be sent to the City who will make the final decision.

8:37 – 8:50 p.m. - The display issue was addressed by setting up a smart board and the public hearing continued.

Chairman Dunham read **FILE NUMBER: PC-25-0016-MA** into the record.

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).

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

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.

Chairman Dunham recused himself from the issue; turned the Chair over to Commissioner Ryan, and departed the hearing at 8:52 p.m.

Mr. Patrick Denbow provided the Staff Report and began his presentation with a review of the request and a reminder that the City adopted the alternative map amendment process, which means that the Commission's recommendation will become final after 21 days unless someone files an appeal request within 21 days asking for the City Commission to take final action. He pointed out for attendees that the request form is available on the sign-in table for anyone who may wish to make that request.

Next, he provided a review of the site location which is mostly vacant with woods and fields noting there is one residential home, an overhead wire utility easement, and pointing out the current access point. He stated that the surrounding area is primarily residential with nearby institutional and commercial uses. He provided images of the frontage of the site along Hands Pike. Next, he provided the history of the adoption of the City's Neighborhood Development Code which resulted in the site being designated as Suburban Residential (SR) in 2020. He then reviewed the current zoning in the surrounding area and the existing land use map.

Mr. Denbow provided an overview of the Suburban Residential (SR) district, discussing aspects such as lot sizes, home types, and density regulations, which vary from 2.1 dwelling units per acre for traditional neighborhoods to a potential 5.9 du/a for attached single-family homes in a planned neighborhood and means that the density depends on the neighborhood type and the building type. He also explained the Semi-Urban Residential (SU) district, highlighting that it provides options for renovation and new construction of various housing types and small-scale commercial uses. He reviewed the appropriate street types and surrounding uses and then explained that the density ranges from 21.8 to 108.9 du/a depending on the building type.

Mr. Denbow provided a review of the submitted development plan which proposes a total of 450 dwelling units, featuring a mix of 105 detached single-family lots, attached single-family homes (including 41 two-family units and 12 townhouses), and 245 apartment-style condominiums (including 4 carriage house units). He mentioned that it includes a network of public streets, one access point to Hands Pike, and amenities like a clubhouse, pool, and outdoor space. He added that there are four stormwater basins and provisions for future connections to adjacent properties. He then provided a review of the street pavement details, sidewalks, maintenance easements, and parking locations. Mr. Denbow then presented the submitted architectural renderings of each building type option: single-family detached units; two-family "paired patio" dwellings; rear-entry and front-entry townhomes; condominium buildings, and the carriage houses, including the square footage and proposed parking locations for each.

Mr. Denbow then provided the findings from the Comprehensive Plan review, noting the consistencies and he explained that the proposed development aims to provide a variety of housing types, densities, and amenities to foster community and enhance suburban living. However, he pointed out that there is insufficient information regarding the mobility and housing elements. If approved, the development will require a traffic impact study to assess access management and the potential need for additional access points. Mr. Denbow also highlighted that, although the applicant referenced the NKADD housing study, they did not provide enough information to determine if the proposed housing aligns with income and need levels. Furthermore, he indicated that the proposed development is inconsistent with the

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

Comprehensive Plan, as it does not offer denser development in areas near transit lines and activity nodes, nor does it mention sidewalks along both sides of all streets or along Hands Pike adjacent to the development. He stated that the Recommended Land Use designates residential density of 2.1 to 4 units per acre and is the same on all sides of the site, with areas to the east recommended for Other Community Facilities and areas to the west recommended for Residential densities of 4.1 to 7.0. He added that the proposed development plan is inconsistent with the Recommended Land Use, offering a mix of housing types at a density of approximately 6.1 dwelling units per net acre, which exceeds the recommended density of 2.1 to 4.0 units per net acre. He pointed out that higher densities could be considered if the development is income-aligned, but there is currently insufficient information to determine its alignment with income and need guidelines. Regarding mobility concerns, Mr. Denbow mentioned that Hands Pike (KY 1501) is classified as a major collector street, while Taylor Mill Road is classified as a minor arterial [4-lane highway] street, adding that there are currently no sidewalks along Hands Pike, and TANK does not operate any nearby bus routes. Lastly, he noted that the majority of the site's perimeter contains Developmentally Sensitive Areas (DSA), while the interior lacks any areas designated as DSA, though there are several blue line streams within the perimeter of the site.

Mr. Denbow reviewed the criteria for approving a map amendment and provided an unfavorable recommendation stating that the proposed map amendment and development plan are generally inconsistent with the Kenton County Comprehensive Plan. He stated that the plan does include a diversified housing mix, but it lacks sufficient information in several key areas. He noted that the proposed development seeks to increase density in an area without public transit and does not include sidewalks, and it also exceeds the recommended residential density of 2.1 to 4.0 dwelling units per acre, proposing 6.1 dwelling units per acre. He pointed out that the comprehensive plan allows for higher density only if a project is income-aligned, but there is not enough information to support this. He stated that the existing zoning is appropriate, while the proposed zoning is not and the site is in the suburban subarea, where the current Suburban Residential (SR) zone is suitable and allows for Planned Neighborhoods at appropriate densities. He added that there have been no significant economic, physical, or social changes in the area since the Comprehensive Plan was updated in September 2024, that has altered its basic character and the conditions in Kenton County and South Covington remain relatively stable.

He then pointed out that the submitted Development Plan meets the minimum requirements of the Covington Neighborhood Development Code, with some exceptions. Specifically, it does not comply with Section 04.08.3 regarding housing types, as the four "carriage houses" do not meet the definition and cannot be included, and for Section 04.08.06 as the proposed condominiums are indicating an open yard frontage type that is not allowed in the SU Character District, and a Design Waiver will need to be requested for both from the Board of Architectural Review and Development (BOARD). He added that, per Section 04.11.2, no vehicular area should require maneuvering into a public right-of-way, yet the proposed plan includes parking areas that do. He noted that these issues must be addressed during the permitting process, along with compliance regarding parking, tree preservation, screening, buffering, fencing, landscaping and signage. Lastly, Mr. Denbow stated that the development must meet the subdivision regulations and additional information will be needed to determine compliance with streets and sidewalks, and stormwater regulations. He added that both the Kentucky Transportation Cabinet (KYTC) and the PDS Director of Engineering have identified the need for a Traffic Impact Study, requiring coordination among the state, PDS, and the City for project scoping.

Mr. Denbow informed attendees that appeal forms were available on the sign-in table and invited questions from the Commissioners.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

He explained income-aligned housing in response to Commissioner Sketch's request. Mr. Denbow clarified that the NKADD housing study was incorporated into the Comprehensive Plan and identifies housing gaps based on bedroom counts and price points. He emphasized that "income aligned" does not only mean affordable housing; it refers to pricing that meets the needs of the income levels specified. Commissioner Sketch argued that it is not feasible to develop property in central and southern parts of the county at the price points stated in the study. He indicated that lower-priced housing could be built in smaller counties but not in the proposed area due to high land costs, suggesting that developers may constantly be seen as non-compliant with income-aligned housing requirements. Commissioner Bridges noted that government subsidies, such as Section 8, are used to help create more affordable housing. Commissioner Ryan mentioned that the Commissioners typically receive charts detailing the types of units developers will produce and their corresponding price points, which inform the discussion on housing needs. Commissioner Sketch reiterated that developers cannot build homes priced at \$150k in the area unless they are Section 8 housing, challenging the idea's feasibility. Mr. Denbow again clarified that "income-aligned" does not equate to "affordable," and he noted that there is a range of housing gaps within the county and Staff evaluates these gaps based on the potential for additional density beyond what is recommended in the land use plan. He pointed out that in this case, they did not have the necessary price points to assess that added density. He confirmed for Commissioner Ryan that they could have considered this option if they had the relevant price points.

Commissioner Sketch then addressed the topic of sidewalks, noting that several hundred feet are needed on Hands Pike where none currently exist. Mr. Denbow confirmed that sidewalks are a requirement. Commissioner Armbruster, drawing from his experience as a developer, pointed out that sometimes developers are required to build a sidewalk that leads to nowhere, and questioned what options are available in such cases. Commissioner Sketch replied that developers can request a waiver [of the subdivision regulations requirement]. Additionally, Commissioner Armbruster noted that the current 4-foot width for sidewalks is too narrow, especially considering the presence of children on scooters. He suggested that a wider pedestrian pathway should be considered for larger developments of this type.

Next, Commissioner Heidrich asked about the single access point for 400+ units and if there was any regulation for access from a safety standpoint and Mr. Denbow responded that access is regulated by the state and there is currently nothing in the Subdivision Regulations that requires an additional access point. He stated that the developer is required to do a traffic impact study that will be scoped with PDS, the city, and KYTC and it could be included in the scope but he could not comment on what the scope might be. Commissioner Ryan commented that this has been a discussion in the past. Commissioner Vaughn commented that the Tuscany development was [a case] that involved discussion regarding the ingress and egress for emergencies and she wanted to know if it was KCPC or PDS who would address those concerns. Mr. Denbow stated that he believed it was something that would need to be addressed in the Subdivision Regulations but he was unsure where the discussions stood at this time. He also clarified for Commissioner Vaughn that he was not aware of any discussions the applicant may have had with the Covington Fire Department.

There were no further questions and Commissioner Ryan reminded attendees to sign in if they wished to speak and opened the public hearing. He then read the following attendees who had registered to speak:

- **FOR**
Amanda Webb, Fischer Homes (3940 Olympic Blvd, Erlanger, KY)
Don Stegman, Cardinal Engineering (1 Mooock Rd, Wilder, KY)
Sam Rees, Fischer Homes (3940 Olympic Blvd, Erlanger, KY)
Greg Berling (3333 Madison Pk, Fort Wright, KY)

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

- **NEUTRAL**
Robert Franz (303 Madison Pk)

- **AGAINST**
David Carnes (1428 Hands Pk, Covington, KY)
Dave Batson (1360 Hands Pk, Covington, KY)
Zach Batson (1459 Hands Pk, Covington, KY)
Heather Mastin (1337 Hands Pk, Covington, KY)
David Mastin (1337 Hands Pk, Covington, KY)
Karen Fuchs (1474 Hands Pk, Covington, KY)
Ben Bach (Kenton County)
Patrick Diesman (41 Caney Ct, Covington, KY)
Mark Walter (37 Caney Ct, Covington, KY)
June Bonnett (3400 Senour Rd, Independence, KY)
Dan Schuster (1353 Hands Pk, Covington, KY)
Travis Lenhoff (not provided)
Tyesha Gordon (not provided)

There were no others wishing to speak and Commissioner Ryan asked for comments from the applicant.

APPLICANT COMMENTS

Ms. Amanda Webb, the Planning & Entitlements Manager at Fischer Homes, addressed the Commission alongside Mr. Don Stegman from Cardinal Engineering and Sam Reese from Fischer Homes & Grand Communities, who were also present. During her presentation (attached for the record), she highlighted that Fischer is the developer of the Tuscany project and discussed their history and various development locations both locally and nationally. She emphasized their philosophy of providing the best new home solution and expressed pride in their customer service ratings.

Ms. Webb pointed out that the property consists of two combined parcels located on Hands Pike, primarily surrounded by residential areas. She mentioned that both parcels are currently zoned as Suburban Residential (SR) and they are proposing a change to Semi-Urban Residential (SU). She pointed out that the Cumberland Ridge subdivision has a higher land use density than what is being proposed, allowing for 7 units per acre, whereas the current SR zoning of the site permits up to 10 units per acre of tiny homes on each lot. Despite the proposed zoning change, the development will accommodate 6.1 units per acre, which is less than the current SR allowance.

She further identified site constraints such as access easements, existing streams, limited access points off Hands Pike, and significant topography. She shared the vision for the concept development plan, featuring one entrance off Hands Pike, and indicated a willingness to engage in discussions on this matter, and noted that although a traffic impact study was unnecessary for this application, it will be included in the next phase.

She next outlined the proposed ingress and egress routes, amenities, and locations for the various home styles that will be offered. Due to Covington code requirements, she clarified that condominiums must be listed as apartments, but these are for-sale units, like those currently being built in Tuscany. She then referenced the setbacks and lot areas included in the Commissioner's packets and presented a gallery of

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

images showcasing different types of units. Addressing the aspect of income-aligned housing, she noted that condominium units will start in the low \$200,000s, rear-entry townhomes in the high \$200,000s, paired patio duplexes in the low \$300,000s, and single-family detached homes starting in the \$400,000s and the carriage houses will be priced in the mid-\$200,000s.

Finally, she reviewed the proposed amenities and open spaces, indicating plans for over 30 acres of open space, which constitutes about 43% of the site and noted that the planned amenities include a clubhouse, pool, and outdoor areas featuring extensive landscaping.

Ms. Webb then addressed items noted in the unfavorable recommendation, highlighting that sidewalks were not included on Hands Pike, but they are open to meeting that requirement. She then referred to the Cumberland Ridge development, which allows for 7 units per acre; stating that since this new development will be adjacent to it, they believe that their proposal of 6.1 units per acre is a reasonable request. She reiterated that the current zoning permits more than 10 units per acre for tiny house neighborhoods, but they are proposing 6 units per acre for a mixed housing development to accommodate diverse housing needs at various price points for first-time homebuyers, move-up buyers, empty-nesters, and others. She noted that although the development is not close to public transportation lines, they believe that bringing in more homes will help meet the growing demand. She added that having one entrance from Hands Pike, with homes set back from the roadway will help to maintain the area's rural character. Next, she addressed the economic and social concerns raised in the recommendation, where she mentioned that housing study data supports the need for diverse housing options and noted that their plan includes homes with 2 to 5 bedrooms, capable of accommodating different stages of life while preserving the residential character of the area, and lastly, she acknowledged that they are aware of the requests that will need to be heard by the BOARD, but she does not view this as a deal breaker. She then asked if there were any questions.

She clarified for Commissioner Armbruster that the minimum lot width for the single-family detached home is 40 feet which will be situated on a narrow and deeper lot, with a high-end designer price point of \$400,000. She then explained to Commissioner Bridges that the reason for the zoning change is that the current zoning allows tiny houses at a ratio of 10 units per acre, whereas the traditional single-family home per code permits fewer than 10 units per acre, specifically 2.4 or 2.8 units per acre and they are not proposing to build tiny houses.

Mr. Don Stegman from Cardinal Engineering (1 Mooock Rd, Wilder, KY) addressed the Commission and explained that the Covington Code differs significantly from what many people are accustomed to. He stated that in other jurisdictions, this request would be classified as a Planned Unit Development (PUD). He then pointed out that after extensive discussions with staff, they worked to find the best approach to make the plan feasible. He then clarified for Commissioner Armbruster that a limitation in the Single-Family Residential (SR) zone is that the code does not include a definition or allowance for condominiums, listing only building types. Mr. Stegman mentioned that Fischer constructs these kinds of condominiums throughout Northern Kentucky, and they are very popular. He stated that the only way to comply with the Covington Code is to categorize the housing types instead of specifying what the buildings are, and stated that the SU zone is the only designation that would permit the various housing types they are proposing. Commissioner Sketch inquired about the current code for the Tuscany development, to which Mr. Stegman replied that it would likely not receive approval under Covington's existing Neighborhood Development Code.

Mr. Sam Rees (Fischer Homes) had nothing to add.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

There were no further comments from the applicant and Commissioner Ryan moved on to public comments.

PUBLIC COMMENTS

FOR

Mr. Greg Berling, (3333 Madison Pk, Fort Wright, KY) addressed the Commission and stated that he was in support of the request. He stated that Briarwood Development purchased the property in 2020 with the intention to develop it and his father helped develop most of the homes along Hands Pike and in the area.

AGAINST

Mr. David Carnes, (1428 Hands Pike in Covington, KY), addressed the Commission regarding the proposed entrance to the new development. He expressed concerns about the poor visibility at the road's bend, which he believes increases the risk of rear-end collisions on the way to KY 16. He noted that his mailbox has been hit three times due to the curve. Mr. Carnes recommended moving the entrance further up the road for better visibility and raised issues with the creek running under the road, which sometimes gets washed out and will be impacted by increased runoff from the development. He referenced a 2008 study that aimed to address road issues but noted that not all planned improvements were completed. He stated that he is not against the development, but he is opposed to the entrance location directly in front of his home, fearing increased traffic issues and noise, light, and air pollution would lower his property value. He highlighted existing sidewalks at a neighboring property that could be acquired for the development. He also expressed concern about the expected rise in student enrollment at Taylor Mill Elementary School. He stressed the necessity of a traffic study, citing the currently high traffic volume, speeding, and noise issues. Mr. Carnes noted that when traffic on I-275 is backed up, it causes traffic to overflow onto side roads like Hands Pike. He pointed out the road has aged poorly and will require repair regardless of the development going forward and mentioned the potential impact on the roadway due to the heavy equipment needed for development. Commissioner Ryan acknowledged Mr. Carnes' concerns and requested his research, which was accepted as **EXHIBIT A** and shared with the attending Commissioners.

Mr. Dan Batson, (1360 Hands Pike in Covington, KY) addressed the Commission, voicing concerns about the sharp curve where his parents live. He stated he has seen fatalities in that area throughout his life and noted that the proposed entrance location has sometimes been completely underwater due to the creek overflowing. He argued that the zone change is inconsistent with the Comprehensive Plan and the existence of the necessary infrastructure to support the development. He recounted a water main break in July that caused mud to enter his parents' property, highlighting problems with water management for existing subdivisions. He warned that the values of nearby million-dollar homes could be negatively affected by the proposed change, and while he acknowledged the ridge will be developed, he believes the current plan is not feasible.

Mr. Zach Batson, (1459 Hands Pk, Covington, KY) has nothing to add.

Ms. Heather Mastin (1337 Hands Pk, Covington, KY) addressed the Commission, stating that she has lived on her adjacent property for the past 30 years. She urged the Commission to deny the proposed zone

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

change or, at the very least, to postpone it until additional documents are submitted, including a stormwater management plan, a phased infrastructure plan, and an access plan. She emphasized that the Single-Family Residential (SR) zone in the Neighborhood Development Code (NDC) discusses incremental expansion and stated that the plan to add 450 units at a density of 6 units per acre is not incremental in nature. She expressed concern that the city did not intend for such a large housing influx all at once. She then pointed out that the existing infrastructure is inadequate, with narrow and crumbling roads already burdened by the current population and the addition of multifamily units and apartments would overwhelm the existing infrastructure. Lastly, she argued that the anticipated tax revenue from the new development would be outweighed by the costs of repairs and maintenance needed for the infrastructure.

Mr. David Mastin (1337 Hands Pk, Covington KY) addressed the Commission and expressed concern that this is a drastic change and the required studies were either not provided or would only come after the request for a zone change was approved. He then questioned the necessity of the zone change itself. Commissioner Sketch commented that the developer must complete a traffic impact study as required by the Kentucky Transportation Cabinet (KYTC), and if the study fails to meet the necessary requirements, development cannot proceed. Mr. Mastin clarified that his concern was related to the density and the 43% open space, stating that the calculations do not add up and questioning how they would fit 450 units on the remaining 42 acres. He argued that it seemed they were requesting significant approvals without offering anything in return. He cautioned that if they were granted this leeway, it would never be recoverable and that the proposed number of units was excessive. Additionally, he pointed out that no one had addressed the cemetery located at the back and questioned what the plans were for it.

Mr. Ben Bach, (10112 Meadow Glen Dr, Independence, KY) expressed his opposition to the request for several reasons outlined by PDS and previous speakers, particularly highlighting the letter submitted by Ms. Mastin. He emphasized that while affordable housing and income-aligned housing are important, this development should not proceed in its current form due to the lack of supportive infrastructure and its misalignment with the Comprehensive Plan.

Ms. Karen Fuchs, (1474 Hands Pk, Covington, KY) expressed her strong opposition to the request due to traffic issues and safety concerns. She pointed out that Hands Pike is narrow and has sharp curves, and adding more traffic from the development would exacerbate the already dangerous conditions. Additionally, she noted that there is no room for sidewalks because of the drop-offs and curves, particularly around the proposed development.

Mr. Mark Walter, (37 Caney Ct, Covington, KY) stated that he agreed with the previous speakers and had nothing to add.

Ms. June Bonnett, (3400 & 3420 Senour Rd, Independence, KY) expressed concerns about the proposed 450-unit development. She stated that it is excessively large and will create a small city behind her property, which adjoins the site. She feels Senour Road is also unsafe, like Hands Pike, and worries about the impact on local schools, water, sewer systems, and the watershed. With the loss of the woods behind her home, she expressed her fears of privacy and trespassing issues, as well as potential harm to local wildlife. While she finds the development aesthetically pleasing, she stated it is too much for the area.

Mr. Dan Schuster, (1353 Hands Pk, Covington, KY) expressed agreement with most comments and voiced his concerns about decreasing property values and traffic issues. Referring to the 2008 traffic study, he noted improvements planned for Hands Pike, which Commissioner (at the time) Tim Downing identified as a dangerous road. Mr. Schuster explained that a section of Hands Pike, located by the creek, is in poor

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

condition and has only been patched. He is concerned that developing the property would prevent necessary improvements and worsen traffic problems. Living on Hands Pike, he stated he enjoys the suburban feel but fears the proposed development would increase density and create future problems.

Ms. Tyesha Gordon, (128 Bluffside Dr, Covington, KY) commented that the proposed development of 450 units, with only one entrance and exit on Hands Pike, is inappropriate and irresponsible due to the area's isolation and noted the lack of access to essential services. She shared a personal experience of getting stuck in traffic after an accident, highlighting the safety risks of a single access point for so many dwellings. Additionally, she raised concerns about the financial burden on the city, stating that the property taxes from the development wouldn't cover the necessary road work and emergency services. She urged the Commission to reconsider and deny the request, arguing that 450 units in this area are neither appropriate nor safe.

Mr. Travis (Last name illegible and no address provided) declined to comment and stated his concerns have been addressed.

NEUTRAL

Mr. Patrick Diesman (41 Caney Ct, Covington, KY) commented that he initially entered the discussion as neutral, feeling unprepared due to a lack of information available. It was confirmed that the staff report was available online, notifications were sent to neighboring property owners and signage was posted on the property as required by KRS 100. The applicant clarified for Mr. Diesman that no rental properties would be included in the development. Next, he raised concerns about the condition of Hands Pike, noting that sidewalks could not be installed there. He then changed his stance to oppose the request due to insufficient information being provided to the Commission. He then expressed worries about water runoff, stating that the creek could be overwhelmed depending on the size and location of the stormwater retention areas. Commissioner Ryan informed him that stormwater management is under SD1's review and outside the Commission's scope. Ultimately, Mr. Diesman opposed the development as it stands.

Mr. Robert Franzan, (303 Madison Pk) stated that he did not need to speak.

There were no others who signed up to speak and Commissioner Ryan asked for applicant rebuttal.

APPLICANT REBUTTAL

Ms. Webb addressed the public comments regarding the traffic study. She explained that while a traffic study is not required at this stage, it will be completed with input from their consultants, the Kentucky Transportation Cabinet (KYTC), and the Planning and Development Services (PDS). She confirmed that they will need to meet the traffic study requirements before proceeding further. Mr. Denbow clarified that there is no final development process or Stage II, and if approved, the project will go directly to the permitting stage. He stated that a traffic study will be mandatory, as confirmed by KYTC, before those steps are taken and during the preliminary plat process for the subdivision.

Ms. Webb continued to address stormwater runoff, stating that it will be evaluated by SD1 and PDS. Furthermore, she addressed the ingress and egress requirements, noting that they must comply with both horizontal and vertical site requirements outlined in the traffic study. She estimated that the build-out period will take approximately six years. Additionally, she reviewed the parking areas, explaining that they will resemble those of the current Tuscany development.

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

Mr. Stegman then commented that the traffic study is currently in progress and will be completed soon. He confirmed that the scoping will be conducted by the Kentucky Transportation Cabinet (KYTC) and the city, and that all necessary improvements can be made by them. He noted that the site distances have been evaluated internally but will require review by both KYTC and the city. He pointed out that if any issues arise with the site distances, modifications to the entrance may be necessary, or an alternative location will need to be found. In response to Commissioner Ryan's inquiry regarding state improvements in the area, Mr. Stegman mentioned that he was aware of a study conducted at one time; however, it is not included in their 20-year plan. Mr. Steve Neltner then added that he had spoken with District 6, who had no comments about coming through the area.

Commissioner Ryan then continued with the summary of the emails:

EXHIBIT B: Gregg Hothem – Objection to the development, discussed Tuscan, and Accessibility
EXHIBIT C: Mike MacIsaac – Access point, safety and traffic
EXHIBIT D: Heather Mastin – Spoke at hearing

Commissioner Ryan then recessed the public hearing for discussion among the Commissioners. There was no discussion, but Commissioner Heidrich asked to address a process question with Staff. There was nothing further and Commissioner Ryan reconvened the public hearing.

Mr. Denbow then explained the Alternative Map Amendment process, also known as the 21-day Rule, for Commissioner Armbruster and stated that the Planning Commission's recommendation becomes final after 21 days unless someone files an [appeal form] to request that City Commission take final action. He stated that it would then proceed through the normal process of being heard by the City Commission to take final action. Commissioner Sketch noted that the City can also make that objection. Commissioner Ryan then summarized that process for attendees.

Next, Commissioner Ryan closed the public hearing and entertained a motion for the request. He noted that there were no Covington representatives present and asked for a motion. *Commissioner Bridges made a motion on file PC-25-0016-MA to change the zoning from SR to SU based on the comments [at this hearing] and Staff's recommendation he moved to disapprove the amendment; seconded by Commissioner Armbruster. A roll call vote found Commissioners Bridges, Armbruster, Baumgardner, Bethell, Heidrich, Herrmann, Janes, Ryan, Snyder, and Vaughn in favor; Commissioner Sketch opposed. The motion carried. (10-1)*

Commissioner Ryan stated that the Commission is a recommending body and they have voted to disapprove the request and that recommendation goes back to the City and if nothing is done within 21 days the recommendation stands.

Chairman Dunham returned to the public hearing at 10:26 p.m.

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

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)

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

making any other necessary revisions for compliance with Kentucky House Bill 160.

Mr. Andy Videkovich reviewed the request regarding Kentucky House Bill 160, passed in the 2025 legislative session. He summarized this bill that amends KRS 100.348 to prevent local governments from treating qualified manufactured homes differently from single-family homes. He clarified that a Qualified Manufactured Home is different from a Mobile Home as well as a Manufactured home. He went on to explain that a Qualified Manufactured Home is still a stick-built home that is assembled off-site, then moved to the site in sections and must still be placed on a permanent foundation and meet all other building code requirements for a single-family home. He continued to explain that because of these changes, every zoning ordinance in Kenton County must be amended to bring them all into compliance.

Mr. Videkovich reviewed the updates that will amend the definition of "Detached Single-Family Dwelling" add the definition of "Qualified Manufactured Homes", remove Qualified Manufactured Homes as a separate use, and remove the separate compatibility and application standards.

Mr. Videkovich noted that local zoning regulations may mean that not all changes will apply in every jurisdiction. He noted that hard copies of the changes for each jurisdiction were provided at this meeting and were available online as well. Mr. Videkovich mentioned that the Planning and Development Services (PDS) worked with the Kenton County Mayors' Group and City/County Administrators' Group to review proposed changes and on November 6, 2025, the Kenton County Planning Commission (KCPC) approved a text amendment application representing all jurisdictions in Kenton County.

Mr. Videkovich then reviewed KRS 100.203 (1) regarding the content of zoning regulations that cities and counties can implement. He then provided Staff's favorable recommendation and stated that the proposed text amendments are essential to be compliant with changes to KRS 100.348, which were adopted through HB-160.

It was confirmed for Commissioner Sketch that Kenton County was also included in the text amendment and Mr. Videkovich explained for Commissioner Bridges that each jurisdiction will have to hold a hearing to act on the changes, but as the Commission votes to approve the overall changes it will not be necessary for each jurisdiction to apply to the Planning Commission to hear each amendment. He stated also that Staff will follow up with the jurisdictions but noted that HB-160 also stated that any jurisdictions that do not comply before July 1, 2026, any regulations to the contrary will be unenforceable.

There were no other questions and Chairman Dunham called on Mr. Ben Bach who was signed up to speak in favor of the request.

PUBLIC COMMENTS

FOR

Mr. Ben Bach, (10112 Meadow Glen Dr, Independence, KY) stated that it was good.

There were no others signed up to speak and Chairman Dunham recessed the public hearing for discussion among the Commissioners. No discussion was needed and he reconvened the public hearing. There was no clarification needed and he closed the public hearing and called for a motion.

Commissioner Vaughn made a motion on file PC-25-0012-TX: Text amendments to all jurisdictions in, and including Kenton County (1) amending the definition of Qualified Manufactured Homes, (2) amending the definition of Single-Family Detached Dwelling to include Qualified Manufactured Homes, (3) removing

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

Qualified Manufactured Homes as a separate use, (4) removing use specific standards for Qualified Manufactured Homes and (5) making any other reasonable revisions for compliance with Kentucky House Bill 160; based on the facts and considerations contained in the staff report and staff's and witness testimony at this hearing to recommend approval of the text amendment; seconded by Commissioner Armbruster. A roll call vote found Commissioners Vaughn, Armbruster, Baumgardner, Bethell, Bridges, Dunham, Heidrich, Herrmann, Janes, Ryan, Sketch, and Snyder in favor; none opposed and the motion carried. (12-0).

Chairman Dunham moved on to reports from committees.

Reports from Committees

- **Executive:**
 - Ms. Bushelman confirmed the next meeting would be on December 10th from 3-4 p.m. to discuss the draft of the [FY25] audit.
 - Chairman Dunham recognized that this would be Commissioner Bethell's last meeting for his 11-year service and presented his service plaque. He stated that Commissioner Bethell has always done a great job and been very thoughtful, pointing out his many years as Chair of the Implementation Committee. Commissioner Bethell stated it has been one of the greatest honors of his life to serve on the Commission. He added that everyone he has met and dealt with on the Commission has always had the best interest of the County in their heart and he recognized the high caliber of members who serve and have served over the years. He concluded by saying that Kenton County is in very good hands.
- **Direction 2030 Implementation** – No update.
- **Subdivision Review** – No update.
- **Z21 Review Committee** – Commissioner Bridges stated they did not meet but wanted to mention that the Edgewood Z21 has been approved, but it has not come through the Commission yet.

Reports from Commission Members:

- Nothing to report.

Reports from Legal Counsel:

- Nothing to report.

Reports/Announcements from Staff

- Mr. Videkovich introduced Ms. Kayla Barbour, who is the new planner on staff. He stated she graduated from Berea College and got her master's degree at UC and was previously working as a private consultant in her own firm. Everyone welcomed her and thanked her for her help.

General Correspondence:

- Chairman Dunham mentioned that the commenting period for 'Our Boone County Comprehensive Plan' has been extended to Monday, December 8th.

New Business:

- Chairman Dunham moved on to the [annual] OKI Appointment and pointed out Commissioner Bridge's representation for the last several years and that Commissioner Darpel, who served as Chair for years, has a wealth of knowledge and he is interested in serving as the representative. He stated that the Commission needs to move to *action on*

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 04, 2025**

the appointment. So moved by Commissioner Vaughn; seconded by Commissioner Sketch. A roll call vote found Commissioners Vaughn, Sketch, Snyder, Armbruster, Baumgardner, Bethell, Bridges, Dunham, Heidrich, Herrmann, Janes, and Ryan in favor. The motion carried.

- Chairman Dunham then noted that the Commission needed to approve the meeting calendar [2026-2027] Mr. Videkovich noted that the February 5th deadline for jurisdictions falls on December 31st and was moved back to December 30th. Also in question is July 2nd and it's proximity to the July 4th holiday. Chairman Dunham then suggested Tuesday, July 7, 2026, as the alternate date for the July 2nd meeting. He also mentioned that the November meeting is often challenging for him to attend, but he will find someone to cover for him. Commissioner Sketch made the motion to approve the meeting calendar with the mentioned changes; seconded by Commissioner Ryan. The motion carried by acclamation.

Public Comments

- Commissioner Snyder pointed out that she would be making calls and sending emails regarding next month's officer elections.
- There were no public comments.

There being nothing further to come before the Commission, Chairman Dunham asked for a motion to adjourn. So moved by Commissioner Ryan; seconded by Commissioner Snyder. All in favor by acclamation. The meeting then adjourned at 10:46 p.m.

APPROVED:

Chair



Date

1-6-2026