

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP
Director of Planning

RE: Legislative Actions on Planning Commission Recommendations

DATE: December 29, 2025

You vote each month on recommended courses of action that are sent then to the 20 legislative bodies that you serve. Staff provides this monthly memo to update you on how those elected officials have responded to those recommendations.

Feel free to contact me if you have questions about any of these issues.

FILE NUMBER: PC-25-0010-TX

APPLICANT: The 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.

KCPC RECOMMENDATION: Favorable

PARK HILLS CITY COUNCIL ACTION: Approved.

FILE: PC-25-0012-TX

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.

KCPC RECOMMENDATION: Favorable

APPROVALS: Covington, Crescent Springs, Crestview Hills, Edgewood, Elsmere, Erlanger, Independence



SERVICE is our most important core value so we're always looking for ways to improve how we do what state law requires of us, particularly from you, the members of the Kenton County Planning Commission. You'll find a short customer satisfaction survey [here](#). We would really appreciate your feedback. You can also scan this QR Code with your smartphone to access it. Thank you for your time!

Joshua R. Wice, Ed.D., Executive Director