

Thursday, March 05, 2026 • 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 January 06, 2026, 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

Public Hearing

10. **FILE NUMBER: PC-26-0001-MA (Kenton County Map)**

APPLICANT: Joseph Rettig on behalf of James & Kathy Rettig

LOCATION: 1351 Bramlage Road; Two portions, totaling approximately 1.78 acres of an existing flag lot with a total area of approximately 22.28 acres located on the south side of Bramlage Road, approximately 1,590 feet west of Wilson Road and approximately 3,175 feet east of Banklick Road in Unincorporated Kenton County.

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from R-1B (Residential One-B) Zone to A-2 (Agricultural-Two) Zone.

SUMMARY: Approximately 92 percent of the flag lot is currently zoned A-2, with the remainder being zoned R-1B. The applicant is requesting to change two portions of the existing lot, including an approximately 0.19-acre portion of the flag stem and an approximately 1.59-acre portion along the eastern property line to A-2 in order to bring the entire property under the A-2 Zone.

11. **FILE NUMBER: PC-26-0002-MA (Independence Map)**

APPLICANT: Fischer Homes per Amanda Webb on behalf of Dale Tuerpe

LOCATION: 4979 Oliver Road; an area of approximately 27.98 acres located on the west side of Oliver Road and on the east side of KY 17, with Centennial Boulevard to the southwest and McCullum Pike to the north, approximately 0.75 miles south of McCullum Pike.

REQUEST: A proposed Map Amendment and Concept Development Plan to the Independence Zoning Ordinance changing the described property from R-RE (Residential Rural Estate) Zone to PUD (Planned Unit Development) Zone.

SUMMARY: The applicant proposes 178 total dwelling units including 66 two-family dwellings and 112 multi-family (condominium) dwellings at a density of 7.2 dwelling units per net acre. The development also includes proposed public streets with access onto KY 17, off-street parking spaces, a detention basin, and 38.5 percent open space.

12. FILE NUMBER: PC-26-0001-TX (Lakeside Park Text)

APPLICANT: City of Lakeside per Paul Markgraf, Mayor

REQUEST: A proposed text amendment to the Lakeside Park Zoning Ordinance to permit fencing less than fifty percent open to enclose a swimming pool when the property line abuts an institutional use.

13. FILE NUMBER: PC-26-0002-TX (Bromley Text) APPLICANT: City of Bromley per Andrew Clift, City Council

REQUEST: A proposed text amendment to the Bromley Zoning Ordinance for neighborhood commercial zones (NC) to allow single-family detached residential dwellings.

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

- a. Executive
 - 1) FY2026-2027 Budget Cycle document *(information only – no action required)*
- b. Direction 2030 Implementation
- c. Subdivision Review
- d. Z21 Review Committee

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

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

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

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

- a. Boone County Planning Commission
 - 1) Preservation Plan *(Emailed to Commissioners 1/22/2026)*
 - 2) Comprehensive Plan update *(Emailed to Commissioners 1/22/2026)*
 - 3) Comprehensive Plan update 2/25/2026
- b. Meeting Safety & Security – Josh Wice 2/12/2026

New Business

Public Comments

Adjourn

Calendar Notes
Thursday, April 02, 2026: Monthly Public Hearing/Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on March 05.
Thursday, May 07, 2026: Monthly Public Hearing/Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on April 09.