

Monday, March 30, 2026 • 6:15 PM

SPECIAL 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 March 05, 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 (*None this month*)
 - c. Cell Tower Updates (*None this month*)
9. Report of last month's actions by our legislative bodies
10. **FILE NUMBER: PC-26-0001-PF (Villa Hills Public Facility Review)**
APPLICANT: Kenton County School District
LOCATION: 2772 Amsterdam Road; an area of approximately 16 acres located on the north side of Amsterdam Road between Lauren Drive to the east and Prospect Point Drive to the west, approximately 400 feet east of Prospect Point Drive.
REQUEST: A public facility review per KRS 100.324 and KRS 147.680
SUMMARY: The applicant proposes to add a drive around the perimeter of the site and new off-street parking areas in order to re-route parent drop-off and pick-up traffic at River Ridge Elementary School.

Public Hearing

11. **FILE NUMBER: PC-26-0003-MA (Independence Annexation)**
APPLICANT: The City of Independence
LOCATION: An area of approximately 95.6 acres located on the south side of Mt. Zion Road between Robert Spegal Road to the east and Sigmon Lane to the west; approximately 3,100 feet west of the intersection of Mt. Zion Road and Bristow Road.
REQUEST: (1) Adoption of appropriate comprehensive plan designation for the area described herein, as part of the annexation process; and (2) Designation of appropriate zoning for the area described herein, as part of the annexation process.
SUMMARY: The property is proposed for an industrial development to include three buildings totaling approximately 1,112,000 square feet of floor area, streets, and off-street parking lots.

12. FILE NUMBER: PC-26-0003-TX (Elsmere Text Amendment)

APPLICANT: City of Elsmere

REQUEST: A proposed text amendment to the Elsmere Zoning Ordinance to remove the requirement for opaque fences for outdoor storage where permitted as a primary or accessory use.

13. FILE NUMBER: PC-26-0004-TX (Edgewood New Zoning Ordinance)

APPLICANT: City of Edgewood

REQUEST: The City of Edgewood seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Edgewood's development patterns and addresses new development trends. A link to the full draft text and proposed zoning map can be found at <https://kcpcy.org/meetings/now-pending>.

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

- a. Executive
- 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)*

New Business

Public Comments

Adjourn

Calendar Notes

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.

Thursday, June 04, 2026: Monthly Public Hearing/Business Meeting (6:15 PM)

The deadline to submit applications for this agenda is 5 PM on May 07.