

**KENTON COUNTY PLANNING COMMISSION
MEETING MINUTES
JUNE 04, 2026**

Chairman Dunham called the meeting to order on June 04, 2026, at 6:15 p.m. ET [5:15 p.m. CT] and opened the proceedings with the Pledge of Allegiance, invocation by Commissioner Darpel, roll call, and the meeting and safety procedures. The meeting was held in the Fiscal Court Chambers 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						
Gailen Bridges	Bromley	X	-	X	X	X	X						
Mike Conway	Park Hills	/	/	/	/	/	/						
Paul Darpel, Vice Chair	Edgewood	X	-	X	X		X						
Gabriella DeAngelis	Covington	X	-	X	X	X	X						
Kevin Dicke	Fort Mitchell	X	-	X	X	X	X						
Brian Dunham, Chairman	Kenton County	X	-	X	X	X	X						
Sarah Flem	Covington	X	-	X	X	X	X						
Tom France	Ludlow	X	-	X	X	X	X						
Ken Heidrich	Lakeside Park		-	X	X	X	X						
Todd Herrmann	Erlanger	X	-	X	X	X							
Betsy Janes	Villa Hills	X	-	X	X	X							
Matthew Martin	Taylor Mill	X	-	X		X							
Kareem Simpson	Covington	X	-	X	X	X	X						
Greg Sketch	Crescent Springs	X	-	X	X								
Maura Snyder	Independence	X	-	X	X	X	X						
Debbie Vaughn	Kenton Co	X	-		X	X	X						
Quin Wichmann	Ryland Hts.		-	X	X	X	X						

"X" denotes attendance at the regular meeting.

"*" denotes arrival after roll call was taken.

"/" denotes not on Commission

"-" denotes no meeting

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Also present: Legal Counsel Mr. Matt Smith, and the following PDS Staff: Mr. Josh Wice, PDS Executive Director; Ms. Nicole Cullum, PDS Deputy Executive Director; 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, Mr. Connor Hannah, PDS Planning Intern, and Pamela Bushelman, PDS Senior Secretary, Planning & Zoning.

ADMINISTRATIVE REVIEWS AND REPORTS

Approval of the Agenda

Chairman Dunham noted that members had received a copy of the final agenda for this meeting. *Commissioner Baumgardner moved to reorder the agenda so that the Crestview Hills Map Amendment and Text Amendment would be heard consecutively; noting that although the cases are unrelated, grouping them together would allow interested parties to attend back-to-back rather than waiting through other cases scheduled between them; seconded by Commissioner Darpel. The motion carried by acclamation.* Chairman Dunham confirmed that item 15 would be heard as item 11 and the agenda would then follow accordingly.

Approval of the Minutes

Chairman Dunham next addressed the approval of the May 07, 2026, meeting minutes. There were no corrections or changes. Chairman Dunham asked for a motion to approve the minutes. *So moved by Commissioner Heidrich; seconded by Commissioner Snyder. A roll call vote found: Commissioners Heidrich, Snyder, Vaughn, Wichmann, Baumgardner, Flem, Berling, Bridges, DeAngelis, Dicke, Dunham, France, and Simpson in favor; Commissioner Darpel abstained. There were none opposed and the motion carried.*

Report of Receipts and Expenditures

Chairman Dunham stated the receipts and expenditures report for April 2026 were distributed. There being no comments or questions regarding the report, he asked for a *motion to approve. Commissioner Snyder moved to approve the report; seconded by Commissioner Heidrich. The motion carried by acclamation of all members present.*

Report of Legislative Body Actions

The report of last month's actions by the legislative bodies was presented. Chairman Dunham noted one item of interest: the Lakeside Park fence matter, which the Commission had recommended for approval, was denied by the City's legislative body — an outcome that he described as unusual.

PUBLIC HEARING

Chairman Dunham then introduced **FILE NUMBER: PC-26-0005-MA**

APPLICANT: Ortho Cincy

LOCATION: 600 Centre View Boulevard; and area of approximately 4.27 acres located on the north side of Centre View Boulevard, between Chancellor Drive to the west and Rhine Valley Lane to the east, approximately one quarter mile east of Chancellor Drive, in Crestview Hills.

REQUEST: A Concept Development Plan review for a property within the BP-1 (Business Park) Zone.

SUMMARY: The applicant is proposing to construct a two-story, 44,800 square-foot medical office building with 236 off-street parking spaces and landscaping.

Mr. Andy Videkovich, PDS Director of Planning, presented the staff report. He described the subject property as a vacant site located within the suburban sub-area of the Comprehensive Plan, situated south of I-275.

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Approximately 70% of the front portion of the site has already been cleared and graded, while the rear portion is characterized by slopes greater than 20%. The site falls within the Thomas More Office Park, which contains a mixture of suburban-style professional and medical office uses. Images of the site were provided for reference. Mr. Videkovich clarified that the BP-1 zoning designation requires review of a Concept Development Plan followed by a Final Development Plan before any permits may be issued.

Mr. Videkovich presented the site plan submitted by the applicant, describing the square footage and overall layout as detailed in the request. The proposed access points include an existing shared driveway with the adjacent building at Centre View Boulevard, as well as an additional access point via an existing curb cut also on Centre View Boulevard. The site plan further includes a monument sign near the new entrance along Centre View Boulevard, a dumpster located in the northwest corner of the site, stormwater management provisions, and a retaining wall at the northeast corner of the off-street parking area.

Mr. Videkovich then shared the applicant's landscaping plan, which provides for the preservation of significant existing vegetation along the north side of the site, along with foundation, perimeter, and parking lot island landscaping. He noted that the applicant wished the Commission and the City to be aware of their intention to seek alternative compliance modifications from the Zoning Administrator for certain landscaping requirements at the Final Development Plan stage. Mr. Videkovich also reviewed the intended building materials and front wall sign as depicted in the submitted elevation drawings.

Mr. Videkovich stated that Staff reviewed the proposal against the Kenton County Comprehensive Plan and found it consistent with the commercial land use recommendation for the area, given the site's strategic location within an established employment center with access to major roadways and TANK routes. Staff also identified a gap in the pedestrian network along the north side of Centre View Boulevard where no sidewalk currently exists, noting that the proposed development presents an opportunity to fill this gap, particularly given the proximity to nearby TANK stops. Mr. Videkovich described the relevant street identities and noted that a small DSA and two blueline streams are located in the northern portion of the site, though no development is proposed for that area.

Mr. Videkovich reminded the Commission that this request is not a map amendment and therefore does not rely on state statutes but clarified that local code does require a review for consistency with the Comprehensive Plan, zoning regulations, Kenton County Subdivision Regulations, traffic management standards, and availability of utilities.

Mr. Videkovich stated that Staff issued a favorable recommendation for the submitted Concept Development Plan, finding it generally consistent with the Comprehensive Plan and applicable development standards. However, two deficiencies were identified that will require legislative approval — specifically, a waiver from the legislative body — before the project can move forward. First, sidewalks are not shown along Centre View Boulevard as required by ordinance, representing a gap in the pedestrian network. Second, the proposed driveway access point along Centre View Boulevard, which is classified as a collector street, does not meet the required 600-foot spacing from adjacent access points. The proposed entrance fails to meet the required spacing from either the east or the west. Mr. Videkovich noted that both issues are waivable by the legislative body.

Mr. Videkovich outlined several additional items that are not required at the Concept Development Plan stage but must be addressed when the Final Development Plan is submitted. These include screening details for mechanical equipment, confirmation that at least 30% of the site is preserved as open space, a photometric lighting plan, information on any retaining walls and fencing, and a landscaping plan that either meets code requirements or

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receives administrative approval for the alternative compliance modifications the applicant has indicated they intend to request. Additionally, pavement specifications, six bicycle parking spaces, pedestrian walkway connections within the parking lot, a loading space, and full signage details will all need to be provided at the Final Development Plan stage. Mr. Videkovich offered to answer any questions from the Commissioners, and none were raised.

Chairman Dunham then provided the list of attendees who signed up to speak on the issue:

FOR

Applicant Team:

- Viox & Viox 466 Erlanger Rd, Erlanger, KY
 - Devin Ulrich – Project Design Engineer
 - Brock MacKay
 - Tanya Zengurling – Landscape Architect
- Ortho Cincy 560 South Loop Rd, Edgewood, KY
 - Paige Cripe – CFO, Ortho Cincy

City of Crestview Hills

- Mayor Paul Meier
- Alex Mattingly (City Administrator)

There was no one signed up to speak against or neutral for the case and Chairman Dunham confirmed no other attendees wished to speak.

APPLICANT

Ms. Devin Ulrich addressed the Commission on behalf of the applicant team, which included Mr. Jay Cook representing Ortho Cincy. She provided a brief history of the practice and described the proposed facility as a replacement for an existing location, designed to expand the range of services offered while also accommodating administrative offices.

Ms. Ulrich then outlined the operational profile of the facility. It would employ approximately 90 staff members and serve around 330 patients per day. The hours of operation would be Monday through Friday from 8:00 a.m. to 9:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m., with the facility closed on Sundays.

Turning to the site itself, Ms. Ulrich noted that the property carries a BP-1 zoning designation, under which medical offices are a permitted use. She identified several site constraints influencing the layout, including a steep slope at the rear of the property, an existing 20-foot sanitary sewer easement in that same area, and a 24-inch gas main with an associated easement along the east side of the site. She noted that the team is actively working with Duke Energy to secure an encroachment permit for the area affected by the gas main.

With respect to site design, Ms. Ulrich explained that access would be provided via two points along Centre View Boulevard — one shared with 576 Centre View Boulevard and one utilizing an existing curb cut. The site would feature a 236-space parking lot, sized to meet operational demand. Off-site stormwater detention would be managed through a shared basin in compliance with SD-1 requirements, and site lighting would conform to the zoning ordinance. A monument sign is proposed at the Centre View Boulevard entrance nearest to Rhine Valley. Ms. Ulrich acknowledged that due to the site's constraints, the applicant would be seeking landscaping waivers.

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Ms. Ulrich concluded her presentation with a description of the building elevations. The structure would reach 35 feet at its highest parapet and would be constructed of EIFS, metal paneling, and stone veneer. A front canopy is incorporated into the design, designated for patient drop-off. She then offered to answer any questions from the Commission.

Commissioner France raised the question of the absence of sidewalks along Centre View Boulevard, and the applicant confirmed that no sidewalk currently exists on that side of the road until Chancellor Drive, adding that the matter had already been discussed with the City Administrator.

Commissioner Dicke observed that while only 112 parking spaces are required by code, the applicant is proposing 236 and asked what was driving that number and whether the plan could accommodate sacrificing a few spaces in favor of additional interior trees on the parking islands. Ms. Ulrich explained that the higher count is dictated by Ortho Cincy's operational needs, accounting for approximately 330 daily patients, 90 employees, and the overlapping nature of appointment scheduling, with the proposed number designed to maximize operational efficiency.

Commissioner Berling inquired whether the mechanical systems would be roof-mounted and screened, and Ms. Ulrich indicated that the design is still in progress.

Commissioner Wichmann raised the possibility of relying solely on the shared access point rather than adding a new curb cut, to which the applicant responded that the existing curb cut was intended to facilitate on-site circulation.

City Administrator Alex Mattingly then addressed the Commission, stating that the city agrees with the staff report except on two points. On the sidewalk requirement, the city proposes to waive it, citing the lack of a connected pedestrian network in the surrounding area, which would render a standalone sidewalk non-functional. He further noted that requiring existing properties to retrofit sidewalks would be impractical. On the curb cut issue, the city supports allowing use of the existing curb cut, characterizing Centre View Boulevard as a low-volume road and describing the request as reasonable.

Chairman Dunham commented on the recurring nature of the sidewalk discussion before the Commission, acknowledging that no one wants to install a 'sidewalk to nowhere', and noted that piecemeal sidewalk construction during individual redevelopment projects can ultimately increase the costs for the city or others responsible for future sidewalk initiatives. Mr. Mattingly added that the city has applied for sidewalk grants three times and been denied each time, with funding agencies characterizing the proposed sidewalk as a 'sidewalk to nowhere'.

Chairman Dunham clarified the scope of the hearing, noting that the Commission's role is limited to determining whether the plan is consistent with the Comprehensive Plan and zoning requirements, and that the city's legislative body would ultimately decide any recommended waivers.

Commissioner Darpel noted that any subdivision regulation waiver would return to the Commission for review. Mr. Videkovich clarified that since these are zoning ordinance matters, they fall under the legislative body's purview. Mr. Mattingly confirmed that the city would waive both the sidewalk and curb cut requirements and expressed overall support for the project.

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Commissioner France questioned how Thomas More Parkway was developed without sidewalks on that side of the road. Mr. Mattingly deferred to Mayor Meier on the specifics but noted that both Thomas More Parkway and Centre View Boulevard do have sidewalks, though only on one side of each road.

Mayor Meier (City of Crestview Hills) then addressed the Commission, describing himself as a "sidewalk person" and recounting that when Thomas More and Hemmer were developing their site, he required a sidewalk plan from them. A plan was provided, but it covered only one side of the road and remains in use today, though he noted he did not have it available at the meeting. Commissioner Darpel suggested that a marked crosswalk could offer pedestrians a means of reaching the existing sidewalks on the opposite side at a far lower cost than constructing an entirely new sidewalk. Mayor Meier acknowledged the idea but cautioned that any crosswalk would need to be fully ADA compliant, including the installation of tactile domes on both sides, and that further discussion with the developer would be necessary. He suggested the area near the common space adjacent to the park would be the most logical location for such a feature.

With no additional public comment, Chairman Dunham closed the public hearing and opened the floor for Commission discussion. Commissioners Baumgardner and Dunham, along with Mr. Matt Smith, discussed the appropriate way to frame a motion that would address both the sidewalk requirement and the curb cut issue. Chairman Dunham noted that imposing specific conditions would require the applicant's agreement. Mr. Smith clarified that the Commission has the ability to recommend approval while including recommendations rather than binding conditions, thereby allowing the legislative body to ultimately act on those items as it sees fit.

With nothing further Chairman Dunham returned to the public hearing and no additional clarifications were needed. He then called for a motion. *Commissioner Baumgardner made a motion to approve PC-26-0005-MA based on the facts and considerations in the staff report and the testimony presented at the public hearing, finding the Concept Development Plan consistent with the Comprehensive Plan and applicable regulations, with two recommendations: (1) that Ortho Cincy be allowed to waive the sidewalk requirement but consider adding an ADA-compliant crosswalk for safety and walkability; and (2) that the applicant be allowed to use the existing curb cut. Commissioner Berling seconded the motion and a roll call vote found Commissioners Baumgardner, Berling, Bridges, Darpel, DeAngelis, Dicke, Dunham, France, Heidrich, Simpson, Snyder, Vaughn, Wichmann, and Flem in favor. The motion carried.*

Chairman Dunham introduced **FILE NUMBER: PC-26-0005-TX**

APPLICANT: City of Crestview Hills

SUMMARY: Proposed text amendment to the Crestview Hills Zoning Ordinance to (1) amend the permitted uses of signs in the Institutional (INT) Zone to allow Window signs with a maximum area of up to 25 percent of the total window area on a building wall.

Ms. Kayla Barbour, PDS Associate Planner, opened by explaining the current regulatory landscape for the INST zone, noting that while wall, detached principle, detached traditional, entrance, and banner signs are all permitted, window signs are not. She described the INST zone as intended for institutional uses such as hospitals, medical facilities, houses of worship, governmental facilities, schools, museums, and parks.

Ms. Barbour then presented a map of the Crestview Hills INST zone, pointing out that Thomas More University occupies the majority of the zone and that it borders the BP-1 and BP-2 zones, both of which already permit window signs. An aerial image of the area was also provided for additional context.

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She then reviewed the proposed amendment language, explaining that it mirrors the existing window sign provisions in the BP-1, BP-2 and HLC zones exactly. The standards would regulate window signage by area only, capping it at 25% of the window area on the applicable building wall, with the total wall sign area not to exceed two square feet per lineal foot of building width on that wall.

Turning to staff findings, Ms. Barbour noted that the city adopted a new zoning ordinance in 2025 tailored to its goals and that while Comprehensive Plan compliance is not required for text amendments, this amendment is nonetheless consistent with it. She added that the change would provide greater flexibility for establishments within the INST zone and briefly reviewed the relevant KRS 100 provisions governing the allowable content of zoning regulations. Staff recommended approval, finding the amendment appropriate and reasonable in that it promotes regulatory consistency across zones with similar uses. She concluded by asking if there were any questions from the Commissioners.

In response to a question from Chairman Dunham, Ms. Barbour confirmed that the proposed language is identical to that already in use for the BP-1, BP-2 and HLC zones.

Commissioner Berling asked whether the amendment was in response to a specific project. Ms. Barbour deferred to Mr. Mattingly, but she believed it was at the request of the university.

Chairman Dunham then read the names of those signed up to speak in favor:

FOR

City of Crestview Hills

- o Mayor Paul Meier
- o Alex Mattingly, City Administrator

Mr. Mattingly then confirmed the amendment was partly a correction of an oversight during the 2025 zoning ordinance rewrite to remain consistent with the surrounding business park and partly in response to Thomas More University's interest in updated signage, though the specific scope and timing of any university signage changes are not yet determined. The Mayor added nothing further.

There was no else present against or neutral for the case and Chairman Dunham then recessed briefly for Commissioner discussion and found the matter straightforward. He then returned to the public hearing. No clarifications were needed and he closed the public hearing and asked for a motion. *Commissioner Baumgardner made a motion to approve PC-26-0005-TX based on the facts and considerations in the staff report and testimony, finding the proposed text amendment within reasonable regulation; seconded by Commissioner Snyder. A roll call vote found Commissioners Baumgardner, Snyder, Vaughn, Wichmann, Flem, Berling, Bridges, Darpel, DeAngelis, Dicke, Dunham, France, Heidrich, and Simpson in favor; none opposed and the motion carried.*

Chairman Dunham introduced **FILE NUMBER: PC-26-0006-MA**

APPLICANT: Brandicorp on behalf of Angela Smock and John P. Hanrahan

LOCATION: An area of approximately 40 acres located on the west side of Oliver Road and east side of KY 17, with Centennial Boulevard to the southwest and McCullum Pike to the north, approximately one mile south of McCullum Pike, in Independence.

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 CC (Community

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Commercial) and PUD (Planned Unit Development) Zones.

SUMMARY: The applicant proposes rezoning 16.97 acres to CC (Community Commercial) for ten new auto-oriented suburban businesses and 23.1 acres to PUD for 14 three-story apartment buildings including 336 multi-family (apartments) dwelling units with a density of 15.46 dwelling units per net acre. The development also includes proposed public streets with access onto KY 17, off-street parking spaces, and amenity spaces.

Commissioner Dicke recused himself and departed chambers at 6:55 p.m.

Mr. Cody Sheets, PDS Principal Planner, opened by reviewing the rezoning request, site location, and legislative history. He referenced the 2007 Independence Small Area Study, which included the subject property within its scope, before describing a 2023 map amendment that rezoned approximately 20 acres to the southwest from NC and R-RE to CC, accommodating a commercial development with a grocery store, retail space, a drive-through restaurant, an extension of Centennial Boulevard, and access off Harris Pike. Both PDS Staff and the Kenton County Planning Commission recommended that amendment favorably, and the City of Independence approved it. In 2025, a second amendment proposed rezoning approximately 28 acres to the northeast from R-RE to PUD with 178 dwelling units at 7.2 units per net acre, which both PDS Staff and the Kenton County Planning Commission recommended unfavorably as generally inconsistent with the Comprehensive Plan.

Mr. Sheets then reviewed the existing R-RE zoning, which permits rural development at a maximum density of one dwelling unit per net acre, the CC zone, which targets large-footprint retail along high-traffic thoroughfares, and the PUD zone, which provides flexibility through a range of uses while requiring that at least 30% of the development be accessible open space.

Mr. Sheets then reviewed the submitted site plan, which consists of two components. The CC portion encompasses 16.97 acres with ten commercial out lots, including an oil change facility, car wash, five drive-through restaurants, a convenience store with gas canopy, a bank with drive-through, and a sit-down restaurant. The PUD portion encompasses 23.1 acres and includes 14 three-story apartment buildings with 336 multi-family units — 84 one-bedroom, 240 two-bedroom, and 12 three-bedroom — and 669 parking spaces against a requirement of 480. He stated that open space totals approximately 11.78 acres, or 51% of the PUD, with amenities including a public park, clubhouse, resort-style pool and fitness facility, and walking paths throughout. Mr. Sheets presented renderings noting a unified stone aesthetic proposed across both components.

Regarding site access, Mr. Sheets described a full-signalized access point at KY 17, the existing signalized intersection at KY 17 and Centennial Boulevard, and a 72-foot right-of-way with 40 feet of pavement and five-foot sidewalks. He noted that no sidewalks are proposed along KY 17.

Turning to the Comprehensive Plan review, Mr. Sheets identified several areas of consistency, including the commercial and residential mix supporting economic development to the southwest, accessible open space and gathering areas, and housing that addresses an identified gap in one- and two-bedroom market-rate rentals, with approximately 96% of proposed units falling within areas of the current housing deficit per the 2023 NKADD Housing Study.

He stated that areas of inconsistency included the absence of sidewalks along KY 17 despite a nearby existing sidewalk and the lack of bicycle parking required. He noted that the proposed density of 15.46 dwelling units per net acre slightly exceeds the Comprehensive Plan's recommended range of 7.1 to 14.0, though it falls within the

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2007 Independence Small Area Study's high-density range of 7.1 to 30 dwelling units per net acre. The Small Area Study designates the western portion as Mixed Use, the central portion as High Density Residential, and the eastern portion as Conservation Development, and identifies the site within the South Gateway Area, where higher density residential should transition to adjacent single-family uses.

Mr. Sheets concluded with a favorable staff recommendation, finding the proposal generally consistent with the Comprehensive Plan. He noted that the density falls comfortably within the Small Area Study's range and that the development provides an appropriate land use transition from commercial to multifamily to single-family residential to the east. Three items must be resolved on the Final Development Plan: dumpster enclosures along Centennial Boulevard must be relocated to side or rear yards, bicycle parking must be provided at five percent of automobile parking requirements, and drive-through lanes must be repositioned away from primary building facades. Future permitting will require additional information on landscaping, lighting, signage, and stream buffers, and a Traffic Impact Study is required, for which the applicant has already submitted a Memorandum of Understanding. On conclusion he offered to take questions from the Commissioners.

Commissioner France asked how staff justified recommending approval at a higher density than a nearby project that was recently denied by the Commission. Mr. Sheets explained that unlike the adjacent property, the subject property is specifically designated for high-density residential in both the Comprehensive Plan and the Small Area Study, and that the current proposal also includes income-aligned housing, significant open space, and a comprehensive amenity package that the prior proposal lacked.

Commissioner Berling asked whether the 51% open space figure referenced the entire site, and Mr. Sheets confirmed it applied only to the PUD portion.

Commissioner Vaughn asked about the age of the housing data in the staff report and whether updated information existed accounting for new units countywide. Mr. Sheets confirmed the study was from 2023, noted that additional housing data would be presented later in the meeting, and stated that the 2023 NKADD Housing Study remains the current basis for staff analysis.

Commissioner Bridges asked about commercial building orientation and access at KY 17. Mr. Sheets confirmed the buildings would face Centennial Boulevard with drive-through lanes at the rear, and that the KY 17 curb cut would be a fully signalized intersection.

Commissioner Flem asked about the land use designations along the KY 17 frontage. Mr. Sheets explained that while the majority of the frontage is recommended as residential, approximately seven acres carry a mixed-use designation, that the map boundaries are not intended as hard or fixed lines, and that the applicant has chosen to spread commercial uses across the site rather than concentrating them in one area.

Commissioner Berling then asked whether there was only one curb cut off KY 17, and Mr. Sheets confirmed that was correct with no additional curb cuts planned.

Commissioner Wichmann asked how binding the uses in the Concept Development Plan would be. Mr. Sheets explained they are fairly binding, though the city retains the ability to determine whether any future changes are minor or major and whether an amended Concept Development Plan would be required.

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Commissioner Snyder asked about the dog leg portion of the site near Oliver Road, and Mr. Sheets confirmed it is designated as open space with no proposed development.

Commissioner Flem asked whether property north of KY 17 would remain designated as recreational, and Mr. Sheets clarified that the area to the north is largely a cemetery and that the recreational designation applies to the area across from the subject property.

There were no further questions and Chairman Dunham then called out the attendees who had signed up to speak on the issue:

APPLICANT TEAM (FOR)

Devin Ulrich (466 Erlanger Rd)
Kate Ms. Brandy (45 Fairfield Ave, Bellevue, KY)
Robbie Croswell (7265 Kenwood)
Michael Brandy (45 Fairfield Ave, Bellevue, KY)
Brock MacKay (466 Erlanger Rd)
Michael Doty (45 Fairfield Ave, Bellevue, KY)
Tanya Zengerling (466 Erlanger Rd)
Ken Holiday (Harris Pike)

AGAINST

Kelly Jett

NEUTRAL

Paul Brandner

APPLICANT

Ms. Kate Brandy presented on behalf of Brandicorp, highlighting the company's 40 years of local development experience. She confirmed the KY 17 access point utilizes the existing curb cut as recommended by KYTC, described the site as a transition from the Publix commercial development to mixed commercial and residential uses and then to existing residential to the north and east, and noted that the apartment buildings, while 44 feet tall, will sit approximately one story below the Centennial Boulevard grade, reducing their visual impact. She also cited a 2% rental vacancy rate in Independence with unusually long tenant stays of five to twelve years as evidence of a housing shortage.

Ms. Brandy addressed the Comprehensive Plan and the 2007 Independence Small Area Study, noting that the applicant intends to spread mixed uses along KY 17 with more intensive uses toward the frontage. She acknowledged the proposed density of 15 dwelling units per net acre slightly exceeds the Comprehensive Plan's maximum of 14 but noted the Small Area Study allows up to 30, making the request conservative by comparison. She also distinguished the proposal from the previously considered Turpe property, characterizing this project as a well-conceived transition that enhances walkability and connectivity.

Ms. Brandy provided housing market context, noting the average Independence home price of approximately \$400,000 against an average household income of \$75,000. Projected 2028 rents range from \$1,400 to \$1,600 for one-bedroom units, \$1,500 to \$1,700 for two-bedroom units, and \$1,800 for three-bedroom units. She reiterated that 96% of the proposed units fall within identified deficit areas on the 2023 NKADD Housing Study and

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emphasized the project's intent to address the housing gap in Independence with 336 units attractive to both younger and older residents.

Ms. Brandy described the design approach, stating the team drew inspiration from Independence to create a cohesive master plan with consistent signage, materials, fencing, and landscaping across both components. She reviewed a color rendering by Viox and Viox, emphasizing tree-lined streets with sidewalks on both sides, a public park open to the broader community, and a collaborative approach with the city on park design, with the overarching intent to serve as a buffer between the high-intensity commercial area and adjacent residential neighborhoods.

Ms. Brandy presented rendered images of apartment layouts and unit interiors, emphasizing open space between buildings designed as shared community gathering space, a heavy landscaping plan, and consistent materials throughout. She noted that the buildings' lower grade elevation relative to Centennial Boulevard will reduce their visual impact, confirmed a traffic study is already underway, and described the project as a well-planned transitional development. She then asked if there were any questions.

Commissioner Flem questioned how the proposal's walkability vision could be reconciled with nine of ten commercial properties being drive-throughs. Ms. Brandy responded that the design is intended to accommodate both quick drive-through visits and slower pedestrian activity, acknowledging that Independence is a car-dependent community while still striving to be more walkable.

Commissioner Simpson asked whether the inclusion of commercial space helped keep residential units income-aligned in terms of pricing. Ms. Brandy confirmed it was twofold, explaining that while a purely residential model could work, Brandicorp's retail expertise and the strong commercial value of the KY 17 signalized intersection location will attract quality long-term tenants, and that added commercial value creates a financial balance that contributes to offering apartment units at more accessible price points.

Commissioner Heidrich asked whether the proposed KY 17 traffic signal had been approved. Ms. Brandy clarified that it has not, as the traffic impact study must first be completed, but confirmed that the signal falls within the size and scope of the project.

Commissioner France asked about pedestrian connectivity between the residential and commercial areas given the elevation difference. Ms. Brandy confirmed that all access points and first-floor entries will be fully ADA compliant and that the necessary grading will be distributed across the full 20 acres.

Commissioners France and Flem raised concerns about the lack of visible pedestrian crossing points along Centennial Boulevard. Ms. Brandy confirmed crosswalks would be provided at the new road intersection but acknowledged specific locations had not yet been determined and were not reflected in the rendering, suggesting her engineer would be better suited to address pedestrian circulation details.

Commissioner Snyder questioned the absence of sidewalks along KY 17, noting the apparent contradiction with the development's walkability goals. If residents are expected to walk dogs and children are walking throughout the area, she indicated that sidewalk connectivity along the primary arterial road would be essential.

Mr. Brock McKay, Director of Landscape Architecture Planning for Viox & Viox, addressed several items raised in the staff report and public discussion.

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Mr. McKay confirmed the applicant's commitment to bike racks, sidewalks on both sides of Centennial Boulevard, and sidewalk connectivity along KY 17. He also supported adding crosswalks on both sides of Centennial, noting that while mid-block crosswalks can raise safety concerns, the road's straight alignment makes them feasible using yield-to-pedestrian indicators and flashing lights, which he suggested working through with staff and the city.

On building orientation, Mr. McKay raised an unresolved question for staff: what would the "front" of the commercial buildings be considered? He noted that in many jurisdictions KY 17 would be considered the front, with Centennial serving as a back access road — or alternatively, both could be treated as two fronts, which would require relief for drive-through and dumpster placement. He indicated a preference for treating KY 17 as the front, noting it is more practical to have dumpsters accessed from Centennial so garbage trucks can service lots sequentially without penetrating deep into the site. He emphasized the applicant would defer to whatever determination is made adding that they did not have a clear understanding of what is considered the 'front'. Finally, Mr. McKay clarified that the concept plan was intentionally designed at maximum intensity to accommodate the traffic study's conservative assumptions, noting that the applicant can scale back but cannot return later seeking more than what the concept plan shows.

Commissioner Wichmann sought clarification on whether the sidewalk requirement discussed by Mr. McKay would include sidewalks along KY 17 and Mr. McKay confirmed that it would.

Commissioner Bridges raised concern that having dumpsters and drive-through stacking lanes visible from KY 17 would reflect poorly on the city, noting that businesses typically orient their signage and facades toward the primary corridor and that a row of dumpsters along that stretch would be a potential blight. Mr. McKay agreed and expressed a preference to flip the front designation if possible. Commissioner Bridges noted that all other development along the corridor is oriented toward KY 17, and Chairman Dunham indicated staff would be called back to address the issue.

Commissioner Bridges asked whether any commercial out lots were pre-sold or under lease given the specificity of the proposed uses. Ms. Brandy confirmed no agreements had been executed, explaining that specific uses were identified to demonstrate the range of potential tenants. Commissioner Bridges then asked whether the applicant would proceed with five banks if five expressed interest. Ms. Brandy noted that restrictions would likely be necessary, adding that many tenants request restrictions themselves, and emphasized the priority of achieving a balanced mix of uses rather than concentrating too heavily on any one type of tenant.

Commissioner Bridges encouraged the applicant to bring something distinctive to the area rather than duplicating the repeated auto-oriented uses common to recent Northern Kentucky commercial development. Ms. Brandy acknowledged the concern, noting that the residential component, park space, and nearby Publix could help create a more walkable, community-oriented environment that may attract different tenants, while acknowledging the final mix would ultimately depend on market demand.

Commissioner Berling asked whether the lack of bus service along KY 17 was a concern given the target demographic and whether discussions with TANK had begun. Ms. Brandy confirmed no discussions had taken place yet but indicated they were planned, adding that the most anticipated residents would likely own at least one vehicle and that the development is expected to serve a range of income levels.

Chairman Dunham asked whether Brandicorp intended to serve as owner, partner, or simply site developer. Ms. Brandy confirmed the company intends to be both developer and owner, preferring to partner with those having

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specific expertise while retaining ownership interests throughout. She added that individual out lot sales would be acceptable but that Brandicorp would remain a significant participant in the overall project.

Chairman Dunham asked about the phasing of the commercial and residential components. Ms. Brandy responded that master grading for the entire site would be completed at one time given the interdependence of the front and rear portions, followed by development of the apartments and then the commercial component.

Chairman Dunham then asked for comments from any other proponents. Mr. Ulrich, Mr. Croswell, Mr. Doty, and Ms. Zengerling had nothing to add.

Mr. Ken Holiday of Harris Pike addressed the Commission as the real estate broker representing John Hanrahan. He stated that Mr. Hanrahan had provided a letter, which Mr. Holiday summarized from memory. According to Mr. Holiday, Mr. Hanrahan explained that his father had owned the farm for many years, that he had lived there his entire life, and that he had enjoyed watching Independence grow into a desirable community. Mr. Holiday stated that Mr. Hanrahan recognized the surrounding growth, including the ability to now walk to Publix, and intended to rebuild his house in the location shown on the development plan near the existing house and barn. He indicated that Mr. Hanrahan planned to remain on the property and observe the development as it occurs, and he thanked the Commission for its consideration of the project.

There were no questions and Chairman Dunham moved on to opponent comments.

AGAINST

Mr. Kelly Jett, 4581 Oliver Road, expressed several concerns about the proposal. He agreed with Commissioner Bridges on building orientation and noted his perspective as a postal worker familiar with how site layout affects operations. He voiced concern that Independence is growing too quickly, citing nearby developments on Harris Pike and multiple new subdivisions, and argued that the proposed commercial uses largely duplicate businesses already nearby. He questioned whether the community has sufficient infrastructure to support the added traffic and population, noting that the Publix development alone will generate significant traffic and that a new signal on a road where speeds reach 70 miles per hour raises safety concerns. He also noted that a sanitation department representative had recently visited his neighborhood to survey sewer lines, suggesting that existing infrastructure is already under strain. While stating he is not opposed to growth generally, he expressed doubt that the proposal would benefit the community given the repetition of uses, infrastructure demands, and the pace of development in Independence. There were no questions from the Commissioners.

Mr. Paul Brantner, 2224 Harris Pike, stated that his property sits directly behind the proposed development. He expressed concern about traffic on KY 17, which he described as already dangerous with frequent accidents, and noted that 260 homes under development on Harris Pike will add further strain to roads that cannot handle the volume. He argued that the project as a whole is too dense, estimating 700 to 900 additional residents daily, and raised concerns about school capacity, though Chairman Dunham clarified that schools are not a factor the Commission is permitted to consider by law. Mr. Brantner also expressed concern that concentrating so many businesses along KY 17 could leave the opposite side of the road blighted, drawing a comparison to conditions on US 42 in Florence. He questioned how only two access points could safely accommodate the volume of traffic generated by the development and urged the Commission to apply more common sense to the design before moving forward.

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There were no questions and no one else was signed up to speak and Chairman Dunham called for Mr. Sheets to talk about the orientation question that came up.

Mr. Sheets explained that the zoning administrator determined the commercial buildings would be oriented toward Centennial Boulevard given that access is provided from that side, though he acknowledged the difficulty of making a definitive determination without actual building mockups. Chairman Dunham asked whether flipping the orientation would be problematic given that the commercial area is not a PUD. Mr. Sheets responded that it could potentially be acceptable, and that if a clear conflict existed, the applicant could seek relief through the Board of Adjustment, adding that mockups showing orientation toward KY 17 may also influence the determination.

Commissioner Snyder questioned why building orientation was a significant issue, noting that the existing Kroger development on KY 17 follows the same pattern, with the backs of buildings — including the drive-through Wendy's and oil change facility — facing KY 17 while the fronts face inward toward the shopping center. She saw no problem with a similar arrangement in the proposed development.

Mr. Matt Smith clarified that building orientation will ultimately be determined by the zoning administrator under the ordinance, with the option for the developer to appeal to the Board of Adjustment if unsatisfied. Chairman Dunham suggested the Commission could table the matter to allow the applicant to return with a plan specifically addressing frontage but indicated he would see how the discussion developed before addressing that matter. There were no further questions for Mr. Sheets, and Chairman Dunham invited the applicant to respond to public comments.

Commissioner Flem noted a written public comment letter from Hellman in the meeting materials, and Chairman Dunham confirmed it would be entered into the record.

Mr. McKay clarified that the concept plan was designed assuming KY 17 as the front, though he acknowledged no elevation drawings had been prepared to confirm that. He noted precedent exists for both orientations and stated the applicant's preference is for KY 17 to be considered the front, primarily as it relates to dumpster placement, drive-through configuration, and signage. He acknowledged that if the zoning administrator determines the front is Centennial Boulevard based on access, relief would need to come through the Board of Adjustment and asked whether that process could apply to the development as a whole or only to individual sites, and whether the matter could be resolved at this hearing.

Chairman Dunham acknowledged the building orientation question should have been resolved prior to the hearing, noting that access from Centennial Boulevard would suggest that as the front. Commissioner Darpel asked whether the Independence zoning code defines "front" based on access or building orientation. Mr. Videkovich responded that it relates to building orientation and that the zoning administrator must make that interpretation, with the concept plan meeting ordinance requirements at this stage and individual compliance to be determined at the permit level. Commissioner Darpel reasoned that whichever direction the applicant chooses to orient the buildings would effectively determine the front and suggested the concept plan should require consistent orientation across all lots. Mr. Videkovich agreed that the Board of Adjustment exists to resolve situations where determinations do not make practical sense and confirmed that the determination would ultimately be made on a lot-by-lot basis.

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Chairman Dunham asked whether a consistent orientation requirement could be incorporated into the approval, and Mr. Smith responded that it is already governed by the zoning regulations and should work through the standard process.

Commissioner Berling noted that the Commission's task is a map amendment rather than a determination of building orientation. Chairman Dunham confirmed that was correct for the commercial portion, and a brief discussion followed regarding the concept plan's role within the map amendment and the need for the Commission to be specific in its conditions. Chairman Dunham noted the Commission could require minor changes but not major ones to the submitted plan.

Commissioner Bridges distinguished the proposed development from the Kroger Town Center, noting that in that development businesses face each other across an internal street, so the rear of one building does not face the front of another. He argued that the proposed development lacks that dynamic, and that since there are no businesses on the opposite side of KY 17 for customers to cross between, the facades visible from KY 17 should be treated as the fronts.

Commissioner Snyder clarified that her earlier reference was to the businesses along KY 17 in the Independence Town Center that back up to the road, arguing the situation is no different here. Commissioner Bridges countered that those businesses face other businesses across the street, while the proposed development would face residential uses across KY 17. Chairman Dunham suggested the matter be discussed during recess and, hearing no additional public comment, recessed the public hearing for Commissioner discussion.

Commissioner France observed that based on the site plan, the fronts of the commercial buildings appear to face neither KY 17 nor Centennial Boulevard, but rather perpendicular to both, with the long face of the buildings oriented inward and primary entrances along that face. He also questioned why determining building orientation needed to be resolved as part of the map amendment process.

Chairman Dunham clarified that the Commission's role is to vote on the proposal as submitted, with the ability to set parameters, rather than resolve the orientation question itself. He explained that after approval, the applicant could seek a determination from the zoning administrator on any desired changes, with minor changes approvable administratively and major changes subject to appeal through the Board of Adjustment. He indicated that unless the applicant wished to table the matter to work further with staff, the Commission should proceed to a vote and allow the regulatory process to resolve the remaining details.

Commissioner Wichmann expressed several concerns. He acknowledged that the west-to-southeast transition from commercial to multifamily to low-density residential is logical but noted that the southwest-to-northeast layout appears to extend commercial development linearly along KY 17 in a manner inconsistent with the land use plan. He also questioned the pedestrian connectivity narrative, arguing that every commercial lot is entirely vehicle-oriented, and noted that if building orientation is flipped, the concept of a walkable, community-centered development largely falls apart, rendering the concept plan inapplicable. Finally, he cautioned that the PUD designation should not be used to achieve greater density than would be approved under a straight zone change and urged the Commission to be careful about using PUD flexibility as a justification for density that would otherwise be denied.

Commissioner Bridges noted that Mr. McKay was waiting at the podium in response to Chairman Dunham's earlier question about tabling. Chairman Dunham clarified the Commission was in recess. He then offered that he had

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less concern about the commercial development along KY 17, viewing it as a busy road less suited to residential frontage.

Commissioner Simpson expressed support for the income-aligned housing component, noting that pairing significant commercial space with residential development is an innovative approach to keeping residential units at more accessible price points.

Commissioner France noted that Centennial Boulevard was originally planned to stub into the Fischer property and observed that the current proposal maintains that appearance. He noted that the previously considered Fischer property development had no commercial component, but suggested that if the current proposal is approved, the Fischer property plan may return in a different form, with Centennial Boulevard ultimately stubbing to the north.

Chairman Dunham refocused the discussion on the matter before the Commission, noting the central question is whether the proposal is consistent with the Comprehensive Plan and, if not, whether applicable exceptions apply. Commissioner Darpel added that while interconnectivity is always a consideration, what Centennial Boulevard ultimately connects to remains a future question.

Commissioner Vaughn acknowledged being conflicted on the density question, noting that while she values the rural character of Independence and southern Kenton County, higher-density development can paradoxically help preserve that character by concentrating growth rather than spreading it. She said that if the Commission were to approve a project of this density, this site's location directly off KY 17 makes it better suited than a more interior location, while acknowledging the legitimate concern about whether such density would normally be approved.

Commissioner Bridges noted that the application itself describes the commercial component as ten new auto-oriented suburban businesses, arguing the development is not presenting itself as pedestrian-oriented. He expressed the view that the proposal is too much for the area and characterized part of the Commission's role as identifying developments that may be unattractive to the broader community. Chairman Dunham cautioned that from a legal standpoint, the Commission is constrained by statute and is not permitted to judge aesthetic attractiveness.

Commissioner Snyder, an Independence resident living near the Kroger Marketplace Town Center, pushed back on the characterization of auto-oriented development as incompatible with pedestrian activity. Drawing on her own experience regularly walking dogs through the Town Center, she noted that despite its auto-oriented businesses, the area consistently attracts pedestrians. She argued that with residential units on site, the proposed development would similarly draw walkers, and that Independence's community culture — including monthly festivals and live music — supports that kind of activity. She expressed overall support for the development, particularly the inclusion of the public park.

Commissioner Wichmann clarified that despite his earlier concerns, he finds much to appreciate about the PUD component specifically and acknowledges the need for multifamily housing in the area.

Commissioner Flem expressed concern about the absence of clear pedestrian connections through the parking lots linking the residential areas to the commercial area across Centennial Boulevard, particularly given the park designated in the southwest corner. Chairman Dunham noted that the applicant had indicated a commitment to

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sidewalks and crosswalks and suggested the Commission could condition approval on those commitments, provided the applicant agrees, and noted this as a potential condition of approval.

Chairman Dunham closed the public hearing and asked for clarifications, noting that while representations had been made about rental pricing, there is no mechanism to hold the developer to those figures, and asked staff how that would be protected. Mr. Sheets confirmed that the projected rents are illustrative and not binding commitments. Chairman Dunham acknowledged the concern but noted that Brandicorp's established local presence and interest in future development would make misrepresentation contrary to their own interests.

Chairman Dunham asked the applicant whether they wished to proceed to a vote that evening or table the matter to resolve the building orientation question, and the applicant indicated they wished to move forward.

Commissioner Vaughn asked whether the 2023 housing study figures were the basis for the Commission's analysis, and Chairman Dunham indicated that topic would be addressed later in the meeting.

Chairman Dunham asked the applicant whether they agreed to the proposed conditions regarding sidewalks and crosswalks. Mr. Mike Doty, representing Brandicorp, confirmed agreement, stating the company would work with the City of Independence and staff to implement those elements strategically in locations that promote connectivity, and confirmed commitment to sidewalks along KY 17 as well.

Chairman Dunham summarized a written public comment from Sarah Hellman, which was entered into the record as Exhibit 1. Ms. Hellman raised several concerns, including that the housing study indicates a surplus of the type of housing being proposed. She referenced the previously denied proposal at 7.2 dwelling units per acre, noting it had already significantly exceeded the recommended density of 2.1 to 4 dwelling units per acre, and pointed out that the current proposal at 15.46 dwelling units per net acre with 336 multifamily units is more than double the density of that prior request. She also expressed concern about traffic impacts, the absence of public transit service in the area, and the cumulative effect of additional developments nearby.

Chairman Dunham then closed the public hearing and entertained a motion.

Commissioner Snyder moved to approve PC-26-0006-MA based on the facts and considerations of 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, along with the agreements by the developer to include sidewalks, pedestrian crosswalks, bike racks, and other testimony provided during the presentation; the motion was amended to include the condition and agreement of the applicant providing sidewalks on both sides of Centennial and on 17; seconded by Commissioner Simpson. There was no discussion and roll call vote found Commissioners Snyder, Simpson, Vaughn, Baumgardner, Flem, Berling, Darpel, DeAngelis, Dunham, France, and Heidrich in favor. Commissioners Wichmann and Bridges were opposed and the motion was approved. (Commissioner Dicke had recused himself and was not in chambers for this case.)

Chairman Dunham noted that the recommendation would proceed to the Independence City Council and encouraged those present to stay engaged with that process. He then called a five-minute recess at 8:33 p.m.

The meeting reconvened from recess at approximately 8:38 p.m. and Chairman Dunham recused himself from the Park Hills issues and departed chambers at approximately 8:40 p.m.

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Vice Chairman Darpel explained to save time, all three presentations would be heard at once and speakers signed up for items 2 or 3 were already on item 1's roster, so everyone would be called up together during item 1 to address all three matters. He then read all three cases into the record as follows:

FILE NUMBER: PC-26-0007-MA

APPLICANT: Tony Berling on behalf of Kok So Moy

LOCATION: An area of approximately 2.14 acres on the south side of Arlington Road, between Dixie Highway to the east and Aberdeen Road to the west, approximately 165 feet west of Dixie Highway, in Park Hills.

REQUEST: A proposed map amendment to the Park Hills Zoning Ordinance changing the described area from R-U (Residential Urban) to R-M (Residential Mixed).

SUMMARY: The applicant is proposing to construct 24 multifamily dwelling units (a net density of 13.29 dwelling units per net acre), which includes the realignment of the intersection of Arlington Road with Dixie Highway, a new public street, and off-street parking areas.

FILE NUMBER: PC-26-0006-TX

APPLICANT: City of Park Hills

REQUEST: Proposed text amendments to the Park Hills Zoning Ordinance (1) amending the intensity and dimensional standards of the R-M (Residential Mixed) Zone to decrease the minimum lot area and lot width and increase the maximum density and (2) allowing off-street parking spaces to directly connect to public streets within the R-M Zone.

FILE NUMBER: W-26-0001

APPLICANT: B&Z Watercrest, LLC on behalf of Kok So Moy

LOCATION: An area of approximately 2.14 acres on the south side of Arlington Road, between Dixie Highway to the east and Aberdeen Road to the west, approximately 165 feet west of Dixie Highway, in Park Hills

REQUEST: Applicant is requesting a waiver to Detail #24/24b located in Appendix A of the Kenton County Subdivision Regulations which details the geometric design requirements for cul-de-sac and multifamily turn-around streets.

SUMMARY: Granting this waiver would allow the applicant to deviate from the standard design of cul-de-sac and multifamily turn-around streets.

Mr. Patrick Denbow, PDS Senior Planner, presented proposed map amendment **PC-26-0007-MA** from R-U (Residential Urban) to R-M (Residential Mixed) for a 2.14-acre site comprising the rear residentially zoned portions of 1502 and 1504 Dixie Highway in Park Hills. The 1502 parcel is city-owned and contains the Park Hills Police Station, while 1504 was formerly the Szechuan Garden restaurant; the front commercially zoned portions of both parcels remain outside the map amendment area. Site photographs illustrated the front commercial area, heavily wooded rear portions, and the Arlington Road intersection with its two consecutive traffic lights.

Mr. Denbow noted that the Park Hills Dixie Study was adopted into the comprehensive plan in 2010, increasing the recommended residential density to 7.1–14 dwelling units per net acre, and that Park Hills adopted a new zoning ordinance in 2026. The site is currently zoned R-U, which permits single-family and two-family uses at up to 9.7 units per net acre, while the proposed RM zone supports a broader mix of residential types at up to 10 units

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per net acre under current standards. He pointed out that a concurrent text amendment and waiver are being considered alongside the map amendment.

He then stated the concept development plan proposes 24 multifamily units at 13.29 dwelling units per net acre, with eight each of one-, two-, and three-bedroom units, townhome-style units on the northeast side, and stacked multifamily on the southwest. A new public street will intersect with the realigned Arlington Road, which is part of a separate city-led road project closing the existing Arlington intersection and realigning it to meet South Arlington Road. Parking includes 11 attached garage driveways and 17 off-street spaces directly accessing the new street, with a 15-foot landscape buffer surrounding the site and an underground detention area located mostly within the adjacent commercial zone.

He continued to point out that projected rents for one-bedroom and a portion of two-bedroom units fall within areas of current housing deficit, while three-bedroom units fall within areas of current surplus.

He stated that Staff found the proposal consistent with the comprehensive plan, supporting housing variety, infill redevelopment, and income-aligned housing, and issued a favorable recommendation conditioned upon concurrent approval of the text amendment. He pointed out that the concept plan exceeds two current zoning standards — the R-M density cap of 10 units per acre and the prohibition on off-street parking connecting directly to public streets — both of which are addressed through the concurrent text amendment. If approved, future permitting will require additional detail on geotechnical studies, stormwater management, lighting, landscaping, tree preservation, and parking adjustments, with ongoing coordination with KYTC regarding the Arlington Road realignment also required.

With no questions from the Commissioners, Mr. Denbow presented text amendment **PC-26-0006-TX**, through which the city requests amendments to the intensity and dimensional standards of the R-M (Residential Mixed) zone and allowing off-street parking within the zone to connect directly to public streets. The first part of the amendment proposes to decrease the minimum lot area for two-family dwellings from 8,000 to 6,000 square feet and for multifamily from 4,000 to 2,000 square feet per unit, reduce the minimum lot width from 25 to 20 feet, and increase the maximum density from 10 to 15 dwelling units per net acre, with no other standards proposed to change. The second part expands the existing off-street parking exception — currently limited to single-family attached and detached dwellings — to include all development within the R-M zone.

Mr. Denbow noted that Park Hills currently has one R-M-zoned area, approximately 6 acres along Amsterdam Road at Parkville Court, partially containing the Woods of Park Hills Apartments and town-home development, with the remainder consisting of two-family structures and undeveloped land with steep slopes.

He stated while comprehensive plan compliance is not required for text amendments, Staff identified relevant goals supporting the request, including the need for income-aligned housing in Park Hills as a first-ring suburban community and the encouragement of denser development near employment hubs, transit lines, and activity nodes.

Mr. Denbow stated that Staff issued a favorable recommendation under KRS 100, finding the amendments consistent with the comprehensive plan's encouragement of higher-density zoning policies and the Park Hills Dixie Study's identification of the need for higher densities to refresh the local housing market. Mr. Denbow noted the text amendments are appropriate and reasonable and noted the proposed lot area reductions are consistent with standards in comparable jurisdictions including Crestview Hills, Erlanger, Fort Mitchell, Independence, and Taylor

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Mill, and that given Park Hills' largely developed character, reduced dimensional standards and higher densities are appropriate to support future infill and redevelopment opportunities. He added that the parking change will allow a consistent approach across all R-M housing types without creating a blanket exception in other zones.

Commissioner Flem asked for clarification on the location of the parking spaces that directly access the main road. Mr. Denbow explained that the red squares on the plan (as shown in the presentation) represent the 17 off-street parking spaces, which directly access the street with maneuverability coming off the street.

Commissioner France expressed concern that the parking depth did not appear sufficient to allow unencumbered access. Mr. Denbow confirmed that staff had identified this issue and discussed it with the applicant, noting that the applicant has indicated they may adjust, as there is room within the site plan to do so without affecting the required setbacks and buffering.

There were no further questions and Vice Chairman Darpel moved on to the presentation for the waiver.

Mr. Steven Neltner, PDS Director of Infrastructure Engineering, presented waiver request **W-26-0001** for Details #24 and 24B in Appendix A of the Kenton County Subdivision Regulations, filed by B&Z Watercrest LLC on behalf of Mr. Greg Berling, requesting a variance to the standard geometric design requirements for cul-de-sacs and multifamily turnarounds. He clarified that the waiver is entirely separate from the map amendment, with the Commission holding final authority on the waiver while serving only as a recommending body on the map amendment.

Mr. Neltner directed attention to the site's significant topography, noting that contour lines in the northwest corner bunch together to indicate a steep elevation change of 36 feet over approximately 80 feet, dropping from 794 feet at the top to 758 feet at the bottom. A colorized topographic visual further illustrated the severity of the grades, with slopes of 20–35% shown in orange and slopes exceeding 35% shown in red. He explained that the developer seeks to minimize encroachment into the hillside to avoid triggering additional geotechnical review, increased costs, and potential slope stability concerns, while preserving the required buffer zone.

He then presented a comparison of three cul-de-sac design options. Detail 24 from the Subdivision Regulations has a maximum width of 65 feet, the multifamily option under Detail 24B measures 43 feet without right-of-way or sidewalks, and the applicant's proposed design features a pavement width of 38 feet and a right-of-way of 41 feet. The reduced dimensions are specifically intended to minimize hillside encroachment and avoid the more extensive geotechnical review and earthwork that either standard design would require.

Mr. Neltner noted that Recommendation #4 of the comprehensive plan's environmental force section specifically calls for flexible design on properties near significant hillsides, and that both the City of Park Hills and the Park Hills Fire Department reviewed and approved the proposed design. An emergency vehicle maneuverability analysis was conducted using AutoTURN software with the largest rescue truck at 31.5 feet, confirmed with Police Chief John Rigney, demonstrating that the vehicle can complete a four-point turn within the cul-de-sac while keeping all tires on the pavement. He referenced two comparable precedents — a similar design currently in use on Altavia Avenue in Park Hills and this exact configuration approved in Fort Mitchell in 2022.

Mr. Neltner concluded by reminding the Commission that under Section 3.9-2 C. of the Subdivision Regulations, granting a waiver requires finding that the request will not be detrimental to public health or the public interest, and that at least one of five criteria is met. The applicant cited criteria 1 and 2 — that unusual topographical or

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exceptional physical conditions exist and that strict compliance would create hardship under those conditions. Staff recommended approval of the waiver, finding the challenging topography satisfies the waiver criteria and that the revised design will not be detrimental to the safety and functionality of the roadway system or to public health.

Commissioner Berling asked whether the Altavia Street turnaround matches the proposed design. Mr. Neltner confirmed the pavement width and overall design are identical at 41 feet, though he was uncertain whether the right-of-way dimensions are the same.

There were no further questions and Vice Chairman Darpel opened the public hearing by reading the list of attendees signed up to speak:

APPLICANT

Mr. Greg Berling (3333 Madison Pk, Fort Wright, KY)

NEUTRAL

Mark Powers (801 Arlington, Park Hills, KY)

Jim Pfaller (829 Aberdeen Rd, Park Hills, KY)

Anthony Conrad (835 Alhambra Ct, Park Hills, KY)

Dan Lutz (836 Alhambra Ct, Park Hills, KY)

Caroline Winstel (833 Aberdeen Rd, Park Hills, KY)

Laura Cardosi (1075 Lawton Rd)

Deepak Desai (610 Irish Rose)

Mayor Kathy Zembrodt – City of Park Hills

Vice Chairman Darpel invited the applicant, Mr. Greg Berling, to the podium, asking that he address all three items — the map amendment, the text amendment, and the waiver — in his presentation.

Mr. Greg Berling, (3333 Madison Pk, Fort Wright, KY), also introduced his partner, Mr. Mark Zimmerman, and provided background on the project, noting it has been in development for over a year due to its complexity on a small site. He described a productive community meeting with Park Hills residents that resulted in plan adjustments, as well as multiple meetings with city leaders and elected officials in both group and individual settings to present the plan and ensure familiarity with the process. He emphasized that the current hearing represents the first step in a multi-step approval process.

Mr. Berling highlighted a particularly important meeting with Ms. Powers of 801 Arlington, the most immediately adjacent neighbor, situated directly north of the two-bedroom units. With her permission, he shared that privacy is a primary concern given her pool and frequent family gatherings. While buffering details will be finalized at the development plan stage, he confirmed the Z21 zoning ordinance requires a 15-foot landscape buffer and includes fencing options, and that he has committed to working with Ms. Powers to meet those requirements. He also confirmed that the commercial portions along Dixie Highway will remain unchanged, with the map amendment, text amendment, and waiver applying only to the residential portions of the site. He noted the unit mix of eight one-, two-, and three-bedroom units reflects product types successfully built in Fort Mitchell and Wilder and committed to adjusting the parking spaces to ensure unobstructed pedestrian flow along the sidewalk.

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Regarding the cul-de-sac design, Mr. Berling noted the proposed turnaround was previously approved through a waiver at Pinnacle in Fort Mitchell, with the design originating from Park Hills, and emphasized that fire department approval was obtained in both instances. He explained that the residential development is tied to a city-led Arlington Road improvement project that will eliminate the traffic light on Arlington while retaining the light at South Arlington Road — a change previously discussed with KYTC in connection with the road and Dixie Study. The realignment will improve traffic flow along Dixie Highway, correct the vertical curve on Arlington, and improve overall access to the road.

Mr. Berling committed to sidewalks around the entire new street continuing down to Dixie Highway, though he noted some uncertainty regarding the final sidewalk design along Arlington Road, which is located outside of the map amendment area and will be addressed by the city. He also highlighted the broader economic development benefit of the project, noting that the realigned Arlington Road will give commercial properties along Dixie Highway access to a signalized intersection rather than unsignalized curb cuts, improving both safety and future redevelopment potential along the corridor, though the realignment itself falls outside the scope of this project.

Commissioner Simpson asked why the one-bedroom units are priced higher than the two-bedroom units. Mr. Berling explained that the one-bedroom units are larger, first-floor ranch-style units designed for empty-nesters with attached garages, while the two-bedroom units are two-story units without garages, similar to those built at Fort Mitchell Reserves, resulting in the higher price point for the one-bedroom units.

Commissioner Flem asked whether the underground detention area precludes building construction on top of it. Mr. Berling confirmed it can only be used for parking and explained that the Arlington Road realignment leaves the commercial area too small for substantial building and parking regardless. The underground detention basin required for the new development is therefore designed to serve as future parking for commercial development along Dixie Highway, helping address the corridor's existing parking deficiencies and the new Z21 parking requirements for restaurants and retail.

Commissioner Wichmann asked about traffic control at the Arlington Road intersection. Mr. Berling confirmed a two-way stop is planned for traffic from the new development and from the south, with a continuous right turn on to Arlington, with final traffic control details to be worked out with the city as part of the public road project. Vice Chairman Darpel confirmed with Mr. Berling that he had addressed all three items before thanking him. With no speakers signed up in opposition, he moved to the neutral list, noting Mark Powers had nothing to add, and called Anthony Conrad to the podium.

Mr. Anthony Conrad, (835 Alhambra Court, Park Hills, KY), a nearby property owner whose kitchen window looks directly onto the rear of the subject property, expressed appreciation for the existing tree screen buffering his view of Dixie Highway and raised concern about potential clearing near his property. He questioned whether the 15 dwelling units per acre ceiling established by the text amendment is appropriate given the lack of typical multifamily amenities and noted the density cap could also apply to adjacent lots not part of this project. He raised concern about a retaining wall along the rear of his and his neighbors' properties, cautioning that grading and earthwork could affect its stability. He also suggested the economic development justifications appear speculative compared to projects with established commercial plans and proposed lower-density duplexes as a more suitable proof of concept. Vice Chairman Darpel noted that Mr. Berling would be asked to address the clearing and retaining wall concerns.

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Mr. Jim Fowler, (829 Aberdeen Rd, Park Hills, KY), a direct neighbor to the development near the northwest corner, expressed concern about the impact of grading and heavy equipment on the steep cliff behind his 1938-built home, which has previously experienced foundation issues. He noted a recent survey revealed the cliff has shifted over the decades and questioned how Kenton County governs construction near steep slopes, how the cliff will be protected, and whether neighbors will have input on the buffer plan. Vice Chairman Darpel noted that geotechnical plans will be required and that the cul-de-sac waiver is partly designed to minimize hillside disturbance.

Next, Mr. Dan Lutz, (836 Alhambra Court, Park Hills, KY), spoke on all three items. Regarding the cul-de-sac waiver, he expressed concern about whether the design provides adequate turnaround space, noting personal experience with vehicles using his driveway on his own cul-de-sac street, and questioned whether the new street would be no-parking. He also raised concern about whether larger emergency vehicles from mutual aid departments could safely navigate the turnaround beyond the Park Hills fire truck used in the simulation.

Mr. Lutz asked whether the Commission takes quality of life factors such as noise, light pollution, and environmental impacts into consideration when evaluating proposed plans. He also questioned whether the straightening of Arlington Road could encourage higher vehicle speeds and asked whether that is a KCPC or KYTC consideration. Finally, he questioned why the text amendment would raise the density ceiling to 15 dwelling units per acre when the proposed development is only 13.29.

Vice Chairman Darpel responded to the fire truck concern, noting that the fire department is heavily involved in reviewing regulations and that given the street's short length, fire apparatus would likely pull straight in rather than turn around. He also noted that the limited number of residents on the street would reduce the likelihood of others using driveways as turnaround points.

Next, Mr. Deepak Desai, (610 Irish Rose Lane, Park Hills, KY), addressed the Commission and stated he is located across the street in the South Arlington neighborhood, and spoke in opposition to the project, raising two primary concerns. First, he questioned whether the Arlington Road realignment has been approved and how it will be funded, noting that the community had previously objected to residents bearing the cost, and arguing that approval should not move forward until funding is confirmed. Second, he contended that the property can be developed under its current zoning without the road improvement, and questioned whether the map amendment, text amendment, and modified lot size standards are justified simply to allow a more profitable and denser development. He also argued that multifamily housing at the proposed density is not in keeping with the single-family character of the surrounding neighborhood.

Vice Chairman Darpel acknowledged that funding is a city matter outside the Commission's purview but clarified that the zoning is tied to the submitted concept development plan, meaning that if the road cannot be built, the plan cannot proceed and the applicant would have to return.

Mayor Kathy Zembrodt, City of Park Hills, and a neighbor of Mr. Desai, stated she is neutral on the project itself but supportive of the development because it would provide access to grant funding tied to the road realignment. She noted that two studies totaling nearly \$100,000 — the Small Area Study and the Dixie Study — both recommend realigning Arlington Road, and that KYTC has also encouraged eliminating one of the traffic lights. She indicated the city has applied for grant funding and is awaiting a response, which would enable the road project to move forward as previously studied.

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Regarding the cul-de-sac waiver, Mayor Zembrodt clarified that the AutoTURN analysis was conducted using the largest truck, not just the Park Hills fire truck, as other departments regularly assist, and that the design was successfully tested on Altavia Road in Park Hills, where a similar approach was implemented. She also noted that the T-turn design is generally safer than a traditional small cul-de-sac, referencing Mr. Lutz's street as an example of an older, undersized cul-de-sac.

Commissioner France raised concern that the project cannot proceed without the road realignment, yet the road funding appears uncertain, suggesting the cart may be before the horse. Mayor Zembrodt clarified that the funding application was submitted to a Kenton County fund rather than the state, that the grant is tied to a development project, and that while the full road cost is beyond Park Hills' budget, the city has a 10% match available.

Commissioner Heidrich asked for clarification on whether a development project was required in order to apply for the grant. Mayor Zembrodt confirmed that the grant application is tied to it.

Mayor Zembrodt asked whether the site could still be accessed and developed regardless of what happens to the road, given that the existing access aligns directly across from South Arlington Road at a signalized intersection. Vice Chairman Darpel clarified that the map amendment is tied to the submitted concept development plan, and that any material changes to that plan — including changes to access resulting from the road not being built as shown — would require the applicant to return for approval of the revised plan. The Commission's attorney confirmed this. Vice Chairman Darpel noted that the developer understands this as well.

Commissioner Flem asked whether the grant is contingent upon this specific development or any development. Mayor Zembrodt confirmed it is tied to a specific development.

Ms. Caroline Winstel, (833 Aberdeen Road, Park Hills, KY), identifying her property as the corner lot with the irregular yard on the map, stated she had not planned to speak but wanted to echo her neighbors' concerns regarding the buffer and the hillside. Her primary concerns included potential increases in light and noise pollution, the impact on the existing tree line, and questions about walkability given the current state of the Dixie Highway corridor. She also noted that she had understood the buffer zone to be 25 feet but heard it described as 15 feet during the presentation and sought clarification on the difference.

Vice Chairman Darpel clarified that the 25-foot setback — within which nothing can be built — remains unchanged, and that the 15-foot landscape buffer is a separate requirement, noting the developer would address noise and light concerns.

Vice Chairman Darpel then asked whether anyone who intended to speak on any of the three items had not yet had the opportunity to do so. Ms. Laura Cardosi declined to speak and he invited Mr. Berling back to the podium to address the concerns raised by the public.

Mr. Berling addressed the public concerns raised. On buffers and setbacks, he clarified that the 20-foot setback prohibits construction within that distance, while the separate 15-foot landscape buffer surrounds the entire site, incorporating existing tree lines where possible and meeting Z21 landscape buffer requirements to be detailed in the final development plan.

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On walkability, he acknowledged the current limited options along Dixie Highway but noted the new signalized Arlington intersection could spur future commercial development southward along Dixie, with required sidewalks further supporting pedestrian access.

Regarding the hillside and grading, he explained that grading limits are shown on the plan and that beyond the turnaround to the west property line, the existing tree line will remain largely intact as a natural buffer. He noted that geotechnical studies have already been completed by Terracon Engineering and that additional studies will be provided if required by PDS. He emphasized that the T-turn design was chosen specifically to avoid extending the street into the steep hillside.

On amenities, he noted the development's proximity to Covington, Dixie Highway, interstate access, and regional parks such as Devou Park as the primary amenities for residents of a small, intentionally modest complex.

On drainage, he confirmed engineering solutions will be reviewed and approved by the county, with all geotechnical requirements met as needed.

On lighting, he described a standard residential lighting plan including a light at the cul-de-sac, one at the intersection, and coach lights at front doors. He noted that since the development sits 15 to 20 feet below the adjacent homes, light spillage upward would be minimal, and all lights will be downward facing in compliance with applicable standards.

Commissioner France asked what would happen to the project if the grant funding for the road realignment does not materialize, noting the significant time and expense already invested by the developer. Mr. Berling acknowledged the risk plainly, stating that if the grant does not come through, the project does not move forward, characterizing it as an inherent part of being a developer.

Commissioner Flem asked about the grading required for the cul-de-sac, seeking to understand how much earth would need to be moved. Mr. Berling acknowledged he is not an engineer but explained that the road does grade upward into the hillside, with some cutting required, and that PDS road grade requirements will be met. The darker lines on the plan indicate the grading limits.

Commissioner Flem also asked about the tree buffer, and Mr. Berling clarified that while the 15-foot landscape buffer is required throughout, existing trees beyond that buffer will be preserved where possible, particularly deeper into the site. He noted that near Ms. Powers' property no existing trees would remain, requiring a fully planted landscape buffer per Z21 standards, while further into the site the existing tree line would largely be retained.

On density, Commissioner Flem asked whether a plan within the current zoning density was considered. Mr. Berling explained that the current zoning only permits single-family and duplex uses at a lower density, making a financially viable project of this scale impossible under existing zoning. The proposed density of 13.29 dwelling units per acre falls within the comprehensive plan's recommended range of 7–14 units per acre, which guided the decision to pursue the R-M rezoning.

Vice Chairman Darpel thanked Mr. Berling and recessed the public hearing for commissioner discussion. Commissioner Flem commented that communities like Park Hills, being largely landlocked, require creative development solutions and expressed appreciation for the approach taken. She noted that the comprehensive

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plan specifically recommends varied approaches for the safe development and preservation of hillsides and stated she was satisfied that the developer had made efforts to minimize hillside impact, though she acknowledged the community's concerns.

Hearing no further comments or objections, Vice Chairman Darpel reconvened all three public hearings and announced that each item would be addressed and voted on separately, beginning with the map amendment.

*Commissioner Heidrich moved on file **PC-26-0007-MA** — a 2.14-acre area on the south side of Arlington Road, between Dixie Highway to the east and Aberdeen Road to the west, approximately 165 feet west of Dixie Highway in Park Hills — based on the facts and considerations contained in the staff report and testimony of staff and witnesses present, finding the request consistent with the applicable regulations. Commissioner Berling seconded the motion. Vice Chairman Darpel asked whether Commissioner Heidrich would be inclined to amend the motion to also include item B of the applicable section — that the existing zoning classification is inappropriate, or that conditions of an economic, physical, or social nature in the area have changed, which likely applies given the adoption of Z21. Commissioner Heidrich agreed to amend the motion to include item B, with the second remaining in place. Commissioner Flem also raised whether the developer's commitment to push the parking spaces back sufficiently to accommodate unobstructed sidewalk access should be included as a condition of the motion. Vice Chairman Darpel confirmed it should be included. With no further questions or comments and a roll call vote found Commissioners Heidrich, Bridges, Berling, DeAngelis, Darpel, Dicke, France, Simpson, Snyder, Vaughn, Wichmann, Baumgardner, and Flem in favor. None were opposed and the motion carried. Chairman Dunham had recused himself from this hearing and was not in chambers.*

Vice Chairman Darpel clarified the Commission's role on each remaining item before proceeding. On the text amendment, the Commission serves only as a recommending body to the city, which retains final decision-making authority, and he encouraged those present to stay engaged with the city and follow up. On the waiver, the Commission has final authority, and he noted that if the development does not proceed, the waiver would also be void as it is tied directly to the concept development plan. He then closed the public hearing on the text amendment and called for a motion.

*Commissioner Heidrich moved to approve the text amendment under file **PC-26-0006-TX**, based on the facts and considerations contained in the staff report and the testimony of staff and witnesses present at the public hearing, further finding that the proposed text amendments are reasonable regulations. Commissioner Berling seconded the motion. There were no questions or comments and roll call vote found: Commissioners Heidrich, Berling, Bridges, Darpel, DeAngelis, Dicke, France, Simpson, Snyder, Vaughn, Wichmann, Baumgardner, and Flem in favor. None were opposed and the motion carried. Chairman Dunham had recused himself from this hearing and was not in chambers.*

Vice Chairman Darpel closed the public hearing on the waiver and offered a brief personal comment, noting that he takes waivers very seriously and is generally reluctant to grant them, particularly when they involve sidewalks or modifications to cul-de-sac standards. However, he acknowledged that in some cases a waiver is the practical solution to make a project work, and that in this instance he would rather approve the modified cul-de-sac design than require further cutting into the hillside, risking destabilization, or additional clearing. He then called for a motion.

*Commissioner Heidrich moved to approve the waiver under file **W-26-0001**, based on the facts and considerations contained in the staff report and the testimony of staff and witnesses present at the public hearing, finding that*

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the waiver will not be detrimental to the public interest, that unusual topographical or exceptional physical conditions exist on the site, and that strict compliance with the regulations would create an extraordinary hardship in the face of those exceptional conditions. Commissioner Berling seconded the motion. There were no questions or comments and roll call vote found: Commissioners Heidrich, Berling, Bridges, Darpel, DeAngelis, Dicke, France, Simpson, Snyder, Vaughn, Wichmann, Baumgardner, and Flem in favor. None were opposed and the motion carried. Chairman Dunham had recused himself from this hearing and was not in chambers.

Vice Chairman Darpel reminded those present that the Commission serves as a recommending body on both the map amendment and the text amendment, with the City of Park Hills retaining final decision-making authority. He encouraged anyone wishing to participate to follow up with the city and attend the city's hearing on those matters.

Chairman Dunham returned to chambers and resumed control of the meeting and proceeded to address:

REPORTS FROM COMMITTEES

EXECUTIVE COMMITTEE

Chairman Dunham reported that Commissioner Ryan's retirement following the previous meeting left the treasurer position on the executive committee vacant. The executive committee consists of the chair, vice chair, and treasurer, and the vacancy will need to be filled by a commission vote. He noted that under the bylaws, members have 10 days to consider the role before a formal vote is taken, placing the vote at the next meeting.

Chairman Dunham recommended Commissioner Muara Snyder for the position, highlighting her more than two decades of experience on the Commission and her reputation for being experienced and thoughtful. He also noted the value of having an Independence representative on the executive committee, given that Commissioner Snyder serves as the Independence representative and bears a significant workload due to the high volume of Independence matters that regularly come before the Commission. He opened the floor for any other interest in the role before confirming the nomination would be put to a formal vote at the next meeting.

Chairman Dunham noted that he received a letter from the City of Park Hills regarding Commissioner Phil Ryan's retirement, announcing the appointment of Mr. Mike Conway to fill the role. Mr. Conway had a prior conflict that prevented him from attending the current meeting, as it was already scheduled by the time he was asked to serve. Chairman Dunham noted that he and staff had lunch with Mr. Conway, as is customary with new representatives, and described him as experienced and personable, expressing enthusiasm about welcoming him to the Commission.

DIRECTION 2030 IMPLEMENTATION

Commissioner Simpson noted that the Direction 2030 implementation housing study presentation was on the agenda and estimated it would take approximately 15 minutes, asking whether it could be heard that evening. Chairman Dunham acknowledged the significant work put into the presentation but suggested it be scheduled at a time when it would not follow a lengthy meeting, allowing it to receive the attention it deserves. The Commission agreed to defer the presentation to a future meeting.

Mr. Videkovich advised that the July meeting will not be held on the regular meeting day due to the Fourth of July holiday, but rather on the following Tuesday. He noted that while the agenda is not yet finalized — as submissions tend to come in close to the deadline — he estimated approximately a 90% likelihood that a map amendment will

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be on the agenda, with more information expected within a few days. Chairman Dunham encouraged commissioners to be prepared for the following month and expressed appreciation for the sentiment around giving the housing study presentation the time it deserves.

SUBDIVISION REVIEW COMMITTEE

Vice Chairman Darpel reported that the Subdivision Review Committee has a meeting scheduled, noting several recurring topics that have come up at previous meetings, including long streets, concrete mix standards, and a few other items. The meeting will be held at 4:30 [Tuesday, June 15, 2026] with a goal of keeping it to one hour or less. Topics to be discussed include the use of parking and traffic studies and when they should be required, with a review of how other jurisdictions handle them. Another recurring topic is the limit on dwelling units per street or subdivision access point. He noted the intent is not to resolve these issues at the upcoming meeting but to discuss how the Commission wants to approach and address them going forward.

There was nothing to report from the Z21Committee, Commission Members, Legal Counsel, or PDS Staff and there was no General Correspondence. There were also no New Business or Public Comments to address and with nothing further Commissioner Snyder made a motion to adjourn; seconded by Commissioner DeAngelis. The motion carried and the meeting was adjourned at 10:20 p.m.

APPROVED:

Chair



Date

