

Thursday, October 01, 2026 • 6:15 PM ET (5:15 PM CT)

PUBLIC HEARING

Kenton County Government Center • 2nd Floor • Fiscal Court Kenton Chambers
1840 Simon Kenton Way, Covington, KY 41011

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Roll call; determination of a quorum
4. Review of public hearing procedures

Administrative reviews and reports

5. Review of this month's agenda (*action required*)
6. Review of September 03, 2026, meeting minutes (*action required*)
7. Report of receipts and expenditures (*action required*)
8. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Updates
 - c. Cell Tower Updates
9. Report of last month's actions by our legislative bodies

Public Hearing

10. **FILE NUMBER: PC-26-0009-MA** (Fort Mitchell Map Amendment)

APPLICANT: Greg Berling on behalf of Fort Summit LLC

LOCATION: (1) An area of approximately 0.49 acres located on the east side of Grandview Drive, between Pinnacle Peak Way to the south and Fort Mitchell Lane to the north, approximately 90 feet north of the intersection of Pinnacle Peak Way and (2) an area of approximately 0.36 acres located on the northeast corner of the intersection of Grandview Drive with Pinnacle Peak Way, in Fort Mitchell.

REQUEST: A proposed Map Amendment and Concept Development Plan to the Fort Mitchell Zoning Ordinance (1) changing the described area from BP (Business Park) Zone to PUD (Planned Unit Development) Zone, and (2) a revised Concept Development Plan for a portion of an existing PUD Zone.

SUMMARY: The applicant proposes an addition to an existing PUD for six rear entry attached single-family residential dwellings fronting Grandview Drive. The total PUD area will be 12.85 acres, have 54 dwelling units, and 48 percent open space (a net density of 4.78 dwelling units per net acre).

11. **FILE NUMBER: PC-26-0009-TX** (Ludlow Text Amendment)

APPLICANT: City of Ludlow

REQUEST: Proposed text amendments to the Ludlow Zoning Ordinance (1) adding language establishing procedures for designating historic landmarks and districts; (2) amending Urban Design Review Board conflict-of-interest provisions and reporting responsibilities; (3) removing duplicative procedural language; and (4) defining related terms.

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

- a. Executive
- b. Comprehensive Plan Implementation
 - 1) Presentation: *Income-Aligned Housing Implementation Strategies and Action Plan*

- c. Subdivision Review
- d. Z21 Review Committee

- 13. Reports from Commission members *(no action required unless requested)*
- 14. Report from legal counsel *(no action required unless requested)*
- 15. Reports/announcements from staff *(no action required unless requested)*
 - a. Outlook Email Discussion – Nicole Cullum
- 16. General correspondence *(no action required unless requested)*

New Business

Public Comments

Adjourn

Calendar Notes
Thursday, November 10, 2026: Special Public Hearing/Business Meeting (6:15 PM ET/5:15 PM CT) The deadline to submit applications for this agenda is 5 PM ET (4 PM CT) on October 13.
Thursday, December 08, 2026: Special Public Hearing/Business Special Meeting (6:15 PM ET/5:15 PM CT) The deadline to submit applications for this agenda is 5 PM ET (4 PM CT) on November 10.