



Kenton County Planning Commission
Thursday, September 05, 2019 | 6:15 PM
Commission Chambers, PDS Building | Fort Mitchell

Call to order

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

Administrative reviews and reports

5. Review of this month's agenda (*action required*)
6. Review of last month's meeting minutes (*action required*)
7. Report of last month's receipts and expenditures (*action required*)
8. Report of last month's actions by staff (*no action required*)
 - a. Subdivisions
 - b. Stage II Development Plans
9. Report of last month's actions by legislative bodies (*no action required*)

Public hearing

10. **FILE:** PC1908-0002 (*action required*)
APPLICANT: Al. Neyer, LLC per David Okun
LOCATION: 303 Court Street; an area of approximately 0.57 acres located as a standalone block bounded by Court Street, Park Place, East 3rd Street, and Scott Street in Covington.
REQUEST: A proposed map amendment to the Covington Zoning Ordinance changing the described area from CG-3P (a general commercial zone) to CBD-9P (a central business zone) including review and actions on variances as permitted by the Covington Zoning Ordinance; the applicant proposes to increase the height of an existing nonconforming structure with a setback of 11 feet along Court Street and 20 feet along Park Place and East 3rd Street, where a maximum of five feet is permitted; and, to redevelop the existing building for a maximum of 130 apartment dwelling units and ground floor retail sales.
11. **FILE:** PC1907-0006 (*action required*)
APPLICANT: City of Covington per Tom West, AICP, Economic Development Director
REQUEST: Proposed text amendments to the Covington Zoning Ordinance: (1) adding the "-9" intensity designation, a new intensity designation that allows a maximum floor area ratio (ratio of building area to lot area) of 9.0, a minimum lot area per dwelling unit of 175 square feet, and no height limit; and, (2) permitting this new intensity designation within the CBD (Central Business District) Zone.
12. **FILE:** PC1907-0007 (*action required*)
APPLICANT: Kenton County per Joe Shriver, County Administrator

REQUEST: Proposed text amendments to the Kenton County Zoning Ordinance: increasing the total impervious surface area permitted within front yards of single-family-zoned lots from 25 percent to 40 percent and 45 percent when the property is fronting a cul-de-sac turn around.

13. **FILE:** PC1908-0003 (*action required*)

APPLICANT: City of Elsmere per Matt Dowling, City Administrator

REQUEST: Proposed text amendments to the Elsmere Zoning Ordinance: (1) adding new parking requirements for senior housing; and, (2) adding a definition for senior housing

14. **FILE:** PC1908-0005 (*action required*)

APPLICANT: City of Fort Mitchell per Jude Hehman, Mayor

REQUEST: Proposed text amendments to the Fort Mitchell Zoning Ordinance: (1) establishing regulations for maintaining existing cross-connections within parking lots and shared access points; and, (2) adding projecting signs as a permitted sign type within the NC (Neighborhood Commercial) Zone.

15. **FILE:** PC1908-0001 (*action required*)

APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chair

REQUESTS: Amendments to Kenton County's comprehensive plan: review of proposed updates to Kenton County's *Direction 2030: Your Voice. Your Choice.* comprehensive plan as part of the five year update in accordance with KRS 100.197 (2).

Ongoing business

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

- a. Bylaws
- b. *Direction 2030* Implementation
- c. Executive
- d. Social Media
- e. Subdivision Review

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

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

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

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

New business

Public comments

Adjourn

Calendar Notes

Thursday, October 3: Monthly Public Hearing / Business Meeting (6:15 PM)

Fiscal Courtroom, 2nd floor, Kenton Co Administration Building, Covington

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

Thursday, November 7: Monthly Public Hearing / Business Meeting (6:15 PM)

Fiscal Courtroom, 2nd floor, Kenton Co Administration Building, Covington

The deadline to submit applications for this agenda is 5 PM on October 10.