



# Kenton County Planning Commission

MANY COMMUNITIES / ONE FUTURE

August 5, 2022

Jessica Fette – Mayor  
City of Erlanger  
505 Commonwealth Avenue  
Erlanger, KY 41018

Dear Mrs. Fette,

NUMBER: PC2206-0002

Attached please find a copy of this Commission's action from its meeting on August 4, 2022, regarding a request for a text amendment. Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Andy Videkovich, Current Planning Manager, of the meeting time and date when this item is placed on your agenda. Once your legislative body acts on this text amendment, please provide our staff at PDS with a copy of your executed ordinance. For questions regarding our action or to request PDS staff representation at your meeting, please contact Andy Videkovich, AICP, Current Planning Manager at PDS 859.331.8980 or [avidekovich@pdskc.org](mailto:avidekovich@pdskc.org).

Thank you.

A handwritten signature in blue ink, appearing to read "Paul J. Darpel". The signature is stylized and cursive.

Paul J. Darpel,  
Chair

pb

attachment

CC: Emi Randall, Director of Community Development / Assistant City Administrator

1840 Simon Kenton Way, Ste. 3400 Covington, KY 41011-2999

P: 859.331.8980 [info@kcpcky.org](mailto:info@kcpcky.org)

**KENTON COUNTY PLANNING COMMISSION**  
STATEMENT OF ACTION AND RECOMMENDATION

NUMBER: PC2206-0002

**WHEREAS**

The City of Erlanger per Emi Randall, Director of Economic Development/Assistant City Administrator, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: Proposed text amendments to the Erlanger Zoning Ordinance amending the use specific standards for Brewery, Distillery, Winery by: (1) permitting a bar or a drinking place in breweries provided they are less than 50 percent of the total square footage, and (2) making such uses subject to the use specific standards for Bar or Drinking Place; AND

**WHEREAS**

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, AUGUST 4, 2022, AT 6:15 P.M.; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

**NOW, THEREFORE,**

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

**KCPC RECOMMENDATION – TEXT AMENDMENT:**

Favorable recommendation on the new zoning ordinance, which includes new text amending the use specific standards for Brewery, Distillery, Winery by: (1) permitting a bar or drinking place in breweries provided they are less than 50 percent of the total square footage, and (2) making such uses subject to the use specific standards for Bar or Drinking Place.

**COMPREHENSIVE PLAN DOCUMENTATION:**

- Date of Adoption by the Kenton County Planning Commission: September 5, 2019.

**SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:**

1. The proposed text amendments are a reasonable addition to the use specific standards for Breweries, Distilleries, Wineries. It is logical that these uses may include a Bar or Drinking Place.
2. The proposed text amendments are consistent with the use specific standards for Breweries, Distilleries, Wineries which ties other associated uses to their corresponding use specific standards.
3. Based on testimony provided during the public hearing held on August 4, 2022.



PAUL J. DARPEL, CHAIR  
KENTON COUNTY PLANNING COMMISSION

**General Attachment Notice:**

*For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: [www.pdskc.org](http://www.pdskc.org).*

**ATTACHMENT A**

Proposed Text Amendments to Erlanger Zoning Ordinance

Words to be **deleted** are [~~lined through~~] – Words to be **added** are underlined

**ARTICLE IV – USE REGULATIONS AND STANDARDS**

**SECTION 4.05 USE SPECIFIC STANDARDS**

**C. Commercial**

**6. Brewery, Distillery, Winery**

- a. A bar or drinking place is permitted in breweries provided they are less than 50 percent of the total square footage. If the bar portion of the brewery occupies greater than 50 percent of the serving area, the use shall be considered a Bar or Drinking Place and shall be subject to the conditions of Section 4.05, C., 5., Bar or Drinking Place.
- b. Breweries, distilleries, or wineries which include a bar or drinking place are subject to the conditions of Section 4.05, C., 5., Bar or Drinking Place
- a. ~~c.~~ Breweries, distilleries, or wineries which include a restaurant are subject to the conditions of Section 4.05, C., 22., Restaurant, with or without Drive-in or Drive-Through.
- b. ~~d.~~ Breweries, distilleries, or wineries with event facilities area subject to the conditions of Section 4.05, D., 5., Meeting, Banquet, or Conference Facility.

