

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 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. Subdivision Plat Letter
 - b. Stage II Updates
 - c. Cell Tower Updates
9. Report of last month's actions by our legislative bodies (*no action required*)

Public Hearing

10. FILE NUMBER: PC-24-0014-MA (KENTON COUNTY MAP)

APPLICANT: Drees Homes per Matt Mains on behalf of Wehrman Farms LLC, Property Owners

LOCATION: An area of approximately 120.5 acres located on the south side of Harris Pike between Stafford Heights Road to the west and Oliver Road to the east, approximately 440 feet east of Stafford Heights Road.

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance from R-1C and R-1B (single-family residential zones) to R-1C (RCD) (a single-family residential zone with a residential cluster development overlay).

SUMMARY: The applicant is proposing to construct 261 single family homes (approximately 2.41 units per net acre) including 45.2 acres of open space (approximately 37.5 percent of the site).

11. FILE NUMBER: PC-24-0015-MA (FORT MITCHELL MAP)

Applicant: MCL Housing Solutions per Crystal Wilmhoff on behalf of PJ Price Properties II LLC

Location: 221 Grandview Drive, Fort Mitchell; an area of approximately 1.41 acres located on the north and west side of Grandview Drive where the road bends to the north, directly across the street from Pinnacle Peak Way.

Request: A proposed map amendment to the Fort Mitchell Zoning Ordinance from BP (Business Park) Zone to CC (Community Commercial) Zone.

Summary: The applicant proposes a residential assisted living facility with dementia care homes for seniors consisting of two buildings of approximately 8,100 square feet each and associated parking.

12. FILE NUMBER: PC-24-0017-TX (TAYLOR MILL TEXT)

APPLICANT: City of Taylor Mill per Brian Haney, City Administrator

REQUEST: Multiple proposed text amendments to the Taylor Mill Zoning Ordinance including: adding clarification to nonconformities, (2) amending certain accessory use specific standards, (3) amending dimensional standards regarding accessory structures, swimming pools and spas, driveways, and flag poles, (4) amending fences and walls

to remove redundancy and add clarification, (5) amending the parking standards to remove a restriction on the location of parking facilities, (6) amending definitions of “agricultural storage” and “agritourism”, and (7) fixing other typographical errors such as spelling, numbering, and cross-references.

13. FILE NUMBER: PC-24-0019-TX (TAYLOR MILL TEXT)

APPLICANT: City of Taylor Mill per Brian Haney, City Administrator

REQUEST: Proposed text amendments to the Taylor Mill Zoning Ordinance including: (1) amending intensity and dimensional standards within the DG (Downtown Gateway) and DC (Downtown Core) Zones, (2) listing “Studios for Work or Teaching” as a permitted use within the DG and DC Zones, (3) amending Hotel and Motel use specific standards, and (4) removing a character standard for lot coverage.

14. FILE NUMBER: PC-24-0018-TX (INDEPENDENCE TEXT)

Applicant: City of Independence per Chris Moriconi, City Administrator

Request: A proposed text amendment to the Independence Zoning Ordinance allowing front yard fences for lots that are over three acres and that have frontage along an arterial or collector road, within the R-CVS (Residential Conventional Subdivision), R-LLS (Residential Large Lot Subdivision), and R-RE (Residential Rural Estate) Zones.

15. FILE NUMBER: PC-24-0002-AM (2024 COMPREHENSIVE PLAN UPDATE)

APPLICANT: Brian Dunham on behalf of the Kenton County Planning Commission

REQUEST: Review and adoption of the 2024 Kenton County Comprehensive Plan in accordance with KRS 100. A full copy of the plan can be found at <https://kcpcky.org/-draft-2024-kenton-county-comprehensive-plan> or by scanning this QR Code:



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

- a. Bylaws
- b. Direction 2030 Implementation
- c. Executive
- d. Social Media: Present website refresh design for approval of the full KCPC.
- e. Subdivision Review
- f. Z21 Review Committee

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