



Kenton County Planning Commission

Thursday, August 3, 2017 | 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

Administrative reviews and reports

4. Review of public hearing procedures and safety precautions for the room.
5. This month's agenda (*action required*)
6. Last month's meeting minutes (*action required*)
7. Last month's report of receipts and expenditures (*action required*)
8. Last month's actions by staff (*no action required*)
 - Subdivisions
 - Stage II Development Plans
9. Last month's actions by our legislative bodies (*no action required*)

Public hearing

10. **FILE:** PC1706-0007 (*action required*)
APPLICANT: City of Crescent Springs per George Ripberger, City Administrator
REQUEST: Proposed text amendments to the MLU-2 (Mixed Land Use-Two) Zone in the Crescent Springs Zoning Ordinance: (1) removing drive-thru restaurants from the list of conditional uses; (2) adding them to the list of permitted uses; and, (3) adding outdoor dining to the list of permitted uses.
11. **FILE:** PC1707-0001 (*action required*)
APPLICANT: City of Taylor Mill per Jill Bailey, City Administrator
REQUEST: A proposed text amendment to the Taylor Mill Zoning Ordinance adding existing restaurants as a permitted use, along with outdoor dining in conjunction with the restaurant subject to area, time, and noise restrictions.
12. **FILE:** PC1707-0002 (*action required*)
APPLICANT: City of Taylor Mill per Jill Bailey, City Administrator
REQUEST: Proposed text amendments to the DTM (Downtown Taylor Mill) Zones of the Taylor Mill Zoning Ordinance.
Request 1: amending the Design and Development Standards pertaining to allowable roof types, and parking and sidewalk requirements within the DTM (Downtown Taylor Mill-One) Zone.

Request 2: amending the DTM-1 Zone to include changes to the list of permitted uses, as well as changes to the requirements for setbacks, the minimum development area and drive-through facilities.

Request 3: amending the DTM-2 Zone to include changes to the list of permitted uses as well as changes to the requirements for setbacks, drive-through facilities, and gas pumps.

Request 4: amending the DTM-3 Zone to include changes to the list of permitted uses, the determination of yard areas as well as changes to the requirements for building height, the minimum development area, and drive-through facilities.

Request 5: amending the DTM-4 Zone to include changes to the determination of yard areas and the minimum development area requirement.

Request 6: amending the off-street parking regulations to permit off-street parking within the minimum front, side, or rear yard provided a five-foot setback from the right of way is provided.

13. **FILE:** PC1707-0003 *(action required)*
APPLICANT: City of Taylor Mill per Jill Bailey, City Administrator
REQUEST: Proposed text amendments to the NC (Neighborhood Commercial) Zone within the Taylor Mill Zoning Ordinance: (1) adding existing private clubs or lodges to the list of permitted uses; and, (2) adding outdoor dining areas in connection with a restaurant or private club or lodge subject to area, time, and noise restrictions
14. **FILE:** PFAC1706-0001 *(action required)*
APPLICANT: Brandstetter Carroll, Inc. per Ben Brandstetter on behalf of the Kenton County Fiscal Court
LOCATION: 1840 Simon Kenton Way; an area of approximately 4 acres located at the northeast corner of Simon Kenton Way and W Martin Luther King Jr. Boulevard in Covington.
REQUEST: A public facilities review per KRS 100.324; the applicant proposes to build a new building addition and renovate an existing building to serve as the Kenton County Administration Building.

Ongoing business

15. Reports from Committees *(no action required unless requested)*
- Bylaws
 - *Direction 2030* implementation
 - Executive
 - Social Media
 - Subdivision Review
16. Reports from Commission members *(no action required unless requested)*
17. Report from legal counsel *(no action required unless requested)*
18. Reports / announcements from staff *(no action required unless requested)*
19. General correspondence *(no action required unless requested)*

New business

Public comments

Adjourn

Calendar Notes

Thursday, September 7: Monthly Public Hearing / Business Meeting (6:15 PM)
The deadline to submit applications for this agenda is 5 PM on August 10, 2017

PRELIMINARY