

MUNICIPAL ORDER NO. 8, 2021

AN ORDER OF THE CITY OF PARK HILLS, KENTUCKY AUTHORIZING THE SUBMISSION OF AN APPLICATION WITH PLANNING AND DEVELOPMENT SERVICES OF KENTON COUNTY, KENTUCKY (PDS) FOR CONSIDERATION AND APPROVAL OF A TEXT AMENDMENT TO ARTICLE X, SECTION 10.9 A. OF ITS OFFICIAL ZONING CODE TO INCLUDE PACKAGE LIQUOR, MALT BEVERAGE AND WINE STORES, EXCLUDING DRIVE-THRUS, AS A PERMITTED USE WITHIN THE HC (HIGHWAY COMMERCIAL) ZONE

WHEREAS, Council for the City of Park Hills, Kentucky, at an open meeting on May 10, 2021, considered a request to include package liquor, malt beverage and wine stores, excluding drive-thrus, as a permitted use within the HC (Highway Commercial) Zone of the City; and,

WHEREAS, after discussion and review, Council approved of the request and agreed to make application with Planning and Development Services to approve a text amendment to Article X, Section 10.9 A. of its Official Zoning Code to include package liquor, malt beverage and wine stores, excluding drive-thrus, as a permitted use within the HC (Highway Commercial) Zone;

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PARK HILLS, KENTUCKY, as follows:

SECTION I

That an application shall be made by the City with Planning and Development Services of Kenton County, Kentucky (PDS) requesting consideration and approval of a text amendment to Article X, Section 10.9 A. the City's Official Zoning Code to include package liquor, malt beverage and wine stores, excluding drive-thrus, as a permitted use within the HC (Highway Commercial) Zone.

SECTION II

That the City shall thereafter consider the recommendation of PDS before deciding to undertake any amendment to its Official Zoning Code thereby.

SECTION III

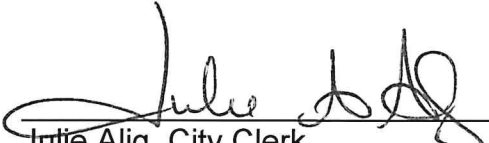
That this Order shall be signed by the Mayor, attested to by the City and become effective upon adoption.

Passed this 7 day of June, 2021.

CITY OF PARK HILLS, KENTUCKY

By: 
Kathy Zembrodt, Mayor

ATTEST:


Julie Alig, City Clerk

GOOD SPIRITS
WINE & TOBACCO

April 23, 2021

Mayor Kathy Zembrodt
Park Hills City Council
1106 Amsterdam Road
Park Hills, Kentucky 41011

Dear Mayor Zembrodt and Council Members,

We have 12 Retail Package Liquor Stores in Northern Kentucky, and 8 more throughout the State of Kentucky, and have been in business since 1998.

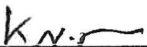
All of our employees are routinely trained to comply with all Kentucky Liquor Laws prohibiting the sale to minors and are required to take a STAR (Server Training in Alcohol Regulations) program conducted by the KY Dept. of Alcoholic Beverage Control.

In addition, there is a strict policy at all of our stores that no alcohol is to be illegally consumed inside the store or outside in the parking lot or sidewalk areas.

We assure you that immediate action will be taken to stop any illegal drinking at our potential Park Hills store; and, if necessary, the Park Hills Police Department will be called regarding any offenders.

We are looking forward to becoming one of your high-quality retail businesses in the City of Park Hills.

Very truly yours,



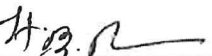
Kalpesh N. Patel, President



Nimesh N. Patel, Vice President



Bhavesh N. Patel, Secretary



Hareshkumar B. Patel, Treasurer



Good Spirits Park Hill Project
Presented to:

Mayor Kathy Zembrodt
City of Park Hills, Kentucky



City of Taylor Mill
5225 Taylor Mill Road
Taylor Mill, Kentucky 40215
(859) 581-3234

May 6, 2021

Honorable Kathy Zembrodt, Mayor
City of Park Hills, Kentucky
1106 Amsterdam Road
Park Hills, KY 41011

Dear Mayor Zembrodt,

I am writing this letter to support and recommend Mr. Haresh Patel, owner of Good Spirits Wine & Tobacco to the city of Park Hills. Mr. Patel has had a store here in Taylor Mill for over 10 years. His establishment has a reputation for being a good community partner. I am sure that he and his business would be great additions to your community as well.

There have been no complaints from citizens, or any police actions related to his store. His store is clean, and he keeps the vicinity up to city standards. I can confirm that Mr. Patel and the staff at the store are respectful, friendly, and helpful. The city has no complaints about him or his business. I feel confident that he would address any issues that would arise in a timely manner.

If you have any questions or need further information, please feel free to contact me at 859-581-3234 or email me at bhaney@taylormillky.gov.

Sincerely,

Brian Haney
City Administrative Officer
City of Taylor Mill, Kentucky



505 Commonwealth Ave. Erlanger, KY 41018 (859) 727-7586

To: Mayor Kathy Zembrodt
From: Matthew Kremer
Date: May 6th, 2021
Subject: Good Spirits Wine & Tobacco

Dear Mayor Zembrodt,

Please accept this letter to document that Mr. Haresh Patel is in good standing with the City of Erlanger regarding Good Spirits Wine & Tobacco located at 3145 Dixie Highway. This establishment has been well maintained with no code enforcement violations since it opened. They have maintained the proper ABC licenses through the city and state in addition to paying occupational taxes. I have discussed this business with the Police and Fire Departments and this location does not require many responses.

We wish Mr Patel future success in his business endeavors within the City of Erlanger and throughout Northern Kentucky.

A handwritten signature in black ink that reads "Matthew Kremer". The signature is written in a cursive, flowing style.

Matthew Kremer
Chief Administrative Officer
City of Erlanger

Honorable Kathy Zembrodt, Mayor
City of Park Hills, Kentucky
1106 Amsterdam Road
Park Hills, KY 41011

May 4, 2021

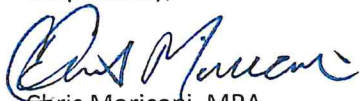
Dear Mayor Zembrodt,

Please accept this correspondence as a letter of support and recommendation for Mr. Haresh Patel, owner of Good Spirits Wine & Tobacco. With three locations in the City of Independence, he has proven to be a wonderful community partner. We are proud of our relationship with Mr. Patel and his entire team.

The three Good Spirits locations are clean, well kept and present no problems in terms of police activity and citizen complaints. In checking with Police Chief Lucas, he could think of no concerns or complaints within the police department. Further, Mr. Patel will not hesitate to contact his landlord should there be maintenance or building repairs that need attention. We would gladly welcome many more businesses that exhibit the same traits as he and his company.

Thank you for your time. Please don't hesitate to contact me should you have any questions.

Respectfully,

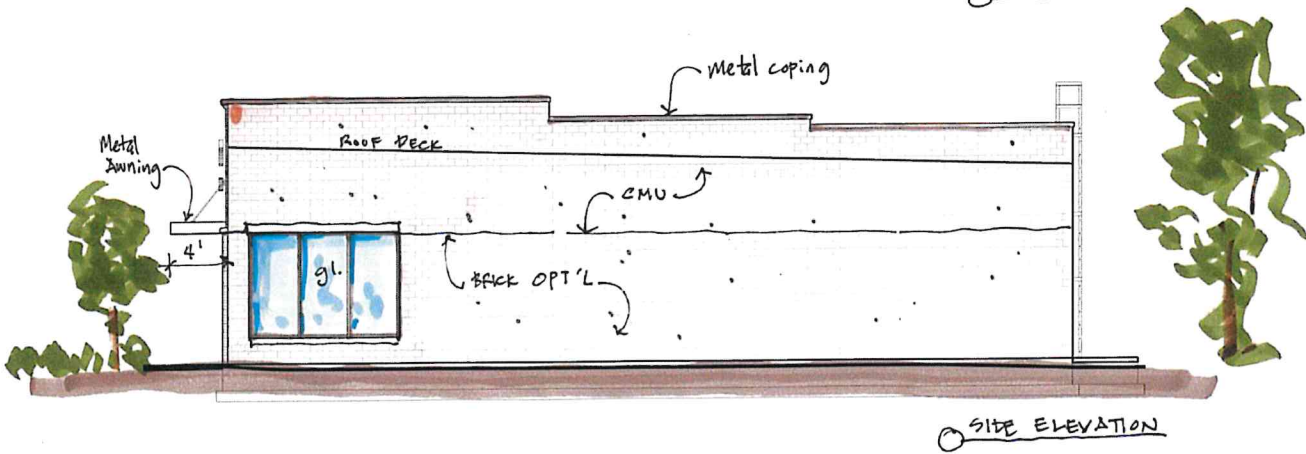


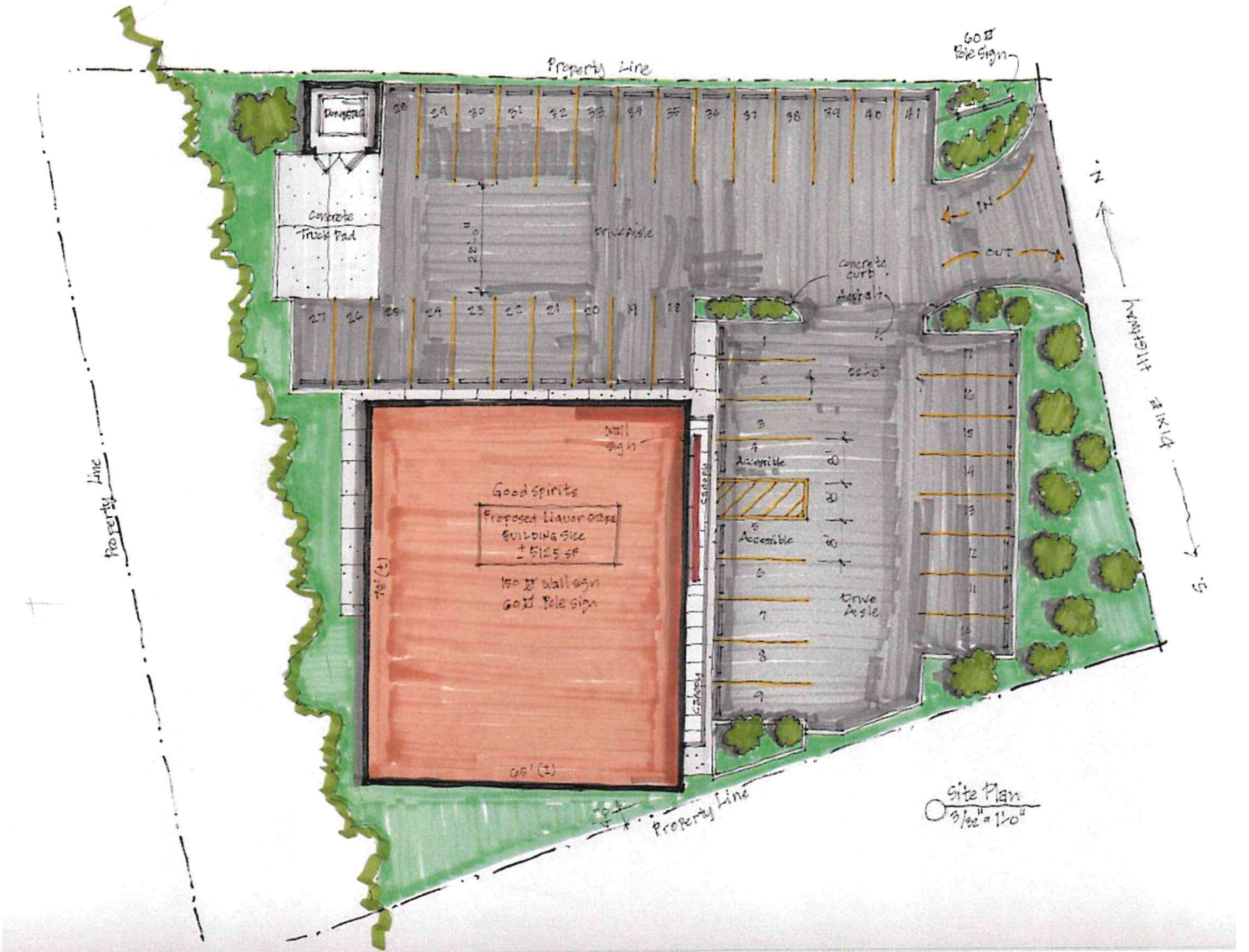
Chris Moriconi, MPA

City Administrator

City of Independence, Kentucky

859 356-5302





GOOD SPIRITS WINE & TOBACCO



**3954 Turkeyfoot Rd,
Erlanger, KY 41018**

Retail Neighbors:

- Remke Markets
- Infocus Eyecare
- Active Care Chiropractic
- Beauty for Ashes Salon & Spa
- Biggby Coffee
- CVS Pharmacy



GOOD SPIRITS WINE & TOBACCO



**2056 Harris Pike,
Independence, KY 41051**

Retail Neighbors:

- ALDI
- Dollar Tree
- NKY Animal Care Center
- AutoZone
- Verizon
- Great Clips
- Donatos Pizza



GOOD SPIRITS WINE & TOBACCO

5024 Old Taylor Mill Rd, Taylor Mill, KY 41015

Retail Neighbors:

- Remke Markets
- U.S. Bank
- Queen Nails
- Heekin Animal Hospital
- El Jinete Mexican
- Kwik Kopy Business Center
- Bigby Coffee



GOOD SPIRITS WINE & TOBACCO

1960 N Bend Rd, #9125, Hebron, KY 41048

Retail Neighbors:

- Dollar Tree
- Pizza Hut
- Staffmark
- Hebron Grille
- Supercuts
- Pretty Spa Nails



GOOD SPIRITS WINE & TOBACCO

6439 Taylor Mill Rd, Independence, KY 41051

Retail Neighbors:

- Cherokee Drug Shoppe
- **Family Dollar**
- **Goodwill**
- **Huntington Bank**



GOOD SPIRITS WINE & TOBACCO

3145 Dixie Hwy, Suite B, Erlanger, KY 41018

Retail Neighbors:

- Gary Williams Martial Arts
- Boyle Jewelers
- Pizza Hut
- Dollar General
- Supercuts
- Skyline Chili



