

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
August 15, 2007  
7:00 P.M.**

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Mr. Arnold Caddell, Chairman, called the meeting to order at 7:04 PM.

**COMMISSION MEMBERS PRESENT:**

Mr. Greg Breetz  
Mr. Kim Bungler  
Mr. Arnold Caddell, Chairman  
Mr. Jim Carmichael  
Mrs. Janet Kegley  
Mr. Don McMillian  
Mr. Randy Poe  
Mrs. Susan Poston, Vice Chairwoman  
Mr. Patrick Reynolds  
Mr. Charlie Rolfsen  
Mr. Bob Schwenke

**COMMISSION MEMBERS NOT PRESENT:**

Mrs. Judy Arnett, Secretary/Treasurer  
Mrs. Linda Herald  
Mr. Richard Knock, Temporary Presiding Officer  
Mr. Charlie Reynolds

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin Costello, AICP, Executive Director  
Ms. Jan Hancock, Secretary  
Mr. Robert Jonas, AICP – GIS Specialist  
Mr. Todd Morgan, AICP, Senior Planner  
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

**Approval of the Minutes:**

Chairman Caddell stated that the Commissioners received copies of the Minutes of the August 1, 2007 Business Meeting. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Carmichael moved that they be approved as mailed. Mr. Patrick Reynolds seconded the motion and it carried unanimously.

Chairman Caddell stated that the Commissioners received copies of the Minutes of the August 1, 2007 Public Hearing. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Bunger moved that they be approved as mailed. Mr. Carmichael seconded the motion and it carried unanimously.

**ACTION ON PLAN REVIEWS:**

**1. Zoning Map Amendment for Special Sign District**

**The request of Mike Cassedy for Atlantic Signs, Inc. (applicant) for Kitty Pilger, Turfway Ltd. Partnership (owner) for a Zoning Map Amendment for a Special Sign District for 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.**

Staff Member Robert Jonas presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report).

Chairman Caddell asked if the applicant wished to make a summary statement in regard to items raised at the Public Hearing or discussed at the Committee Meeting before the Planning Commission takes action on this request.

Mr. Mike Cassedy was present and offered to answer any questions.

Chairman Caddell asked if there was anyone present who wished to make a summary statement on behalf of the opposition. There was no response.

**Mr. Rolfson moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Bunger seconded the motion.**

Mr. McMillian stated that the objective is to avoid confusion and distraction to motorists, but he believes the signage will be a safety hazard and he will vote against the request.

Mrs. Kegley stated that the sign in the front will be taller than what was originally permitted in the Houston-Donaldson Study. There were concerns in Committee about how other commercial uses in the area would respond to that – but the Committee’s position was that this is a hospital – it is not a store – and the state recognizes the need for people to be able to get there. That need would not necessarily apply to a LaRosa’s or a Kroger’s.

Mr. Schwenke asked if the signs are the same size as they were initially. He felt that the signs were more for advertising than for traffic flow and getting to the parking lots and the various departments. Mrs. Kegley stated that the internal signs are all directional signs. She stated that Mr. Schwenke is referring to the signs on Turfway Road with the logos. She stated that the logos are the same. She stated that the applicant wanted four signs on Turfway Road but they are only being permitted three signs. Mr. Rolfsen stated that there will be two signs on Turfway Road and one sign on Houston Road. Only one sign has the doctors’ names listed on it and the Committee took a hard look at that sign. He stated that that the signs are the same size and they are as clear as possible to get people to where they are going. When people are going to the hospital, they are often anxious or panicky and that is why there are so many signs – they do not want people to get lost.

Mr. Costello stated that they are required to remove the existing signs. There are four or five signs on Turfway Road now -- two of them were part of the original hospital – and when those signs are removed, the signage will look better.

Mr. Carmichael stated that the sign currently on Turfway Road is confusing and someone stopping to read the list of doctors will be a safety hazard because they cannot read the names. He cannot read any name on the sign when sitting at the stop sign to exit the hospital. He stated that there was discussion at the Public Hearing about putting a placard in front of the Health Alliance building with just a logo that says *Health Alliance* since most people who go to a Health Alliance doctor would know to go to a building that says *Health Alliance*. Mr. Rolfsen stated that people who are coming to the hospital in a hurry are looking for the Emergency Room. People who are looking for a specific doctor are given directions to go to Medical Office Building 1, 2, 3, or 4 – which would hopefully eliminate people looking at the sign to find a specific doctor. They are assuming that people will not take the time to try to read the very small names listed on the sign and will just go into the complex and go to the Medical Office Building they were instructed to go to.

Mr. Mike Cassedy, 5769 Vice Lane, Burlington, representing Atlantic Sign Company and St. Luke Hospital, stated that the doctors listed on the sign promote themselves as being part of the St. Luke campus in Medical Office Building #1. The doctors are listed because there was an agreement between Health Alliance and St. Luke Hospital that their names would be promoted on Turfway Road. The sign was one of the concessions of the lease agreement. There will not be that type

of sign on Houston Road. He stated that he watched that location for 5.5 hours to see if cars were slowing down and trying to read the doctors' names – but no one did – all the cars just pulled into the complex. He did not know which vehicles were going to the doctors – but he did not see any vehicles hesitate in the area of the sign – which raises the question of *why have it there?* He stated that it is part of the lease agreement and that is the only reason the list of doctors is there. They will not have that type of listing for Medical Office Building #2.

Mr. Carmichael asked if the doctors were asked if they would agree to a lease amendment to take their names off of the Turfway Road sign and put them on the building sign. Mr. Cassidy responded that they were asked. He stated that it is not possible to list the names in readable size copy because the sign would have to be much larger. Mr. Carmichael stated that the sign came through Technical Design Review, but what is there is not what the Committee expected to see. Mr. Cassidy responded that a sign looks different out in the field than it does on paper – the copy seems smaller out in the field.

Mrs. Kegley stated that the Committee felt that it would be better to have all of the signs match. She stated that having the letters larger, might make people think that maybe they can read the sign.

Mr. McMillian stated that when you have to stop in traffic to read a sign, it is a safety hazard. Chairman Caddell stated that the sign has been approved with the doctors' names on it and it is in place. He questioned why the sign was approved. Mr. Schwenke stated that the sign did not turn out the way the Committee thought it would – the Committee did not realize that when the sign was at a distance it would not be readable. The Committee probably made a mistake.

The Chairman asked if the Committee would prefer to defer action on the request and have more discussion with Mr. Cassidy based on the comments made this evening. Mr. Rolfsen, Committee Chairman, responded that it is an existing sign and people are not having accidents there due to reading the names on the sign. He does not know what additional discussion there could be. Mr. Cassidy stated that the sign is approved and erected and St. Luke has a commitment to the group of doctors and they will not give up the sign. He is not aware of any vehicular problems due to the sign.

Mr. Bunger stated that the sign is in place, so what would the effect be on the sign if this request is not approved? Counselor Wilson advised that the sign would be allowed to stay.

There being no further discussion, **the Chairman asked for a vote on the motion made by Mr. Rolfsen which found Mr. Breetz, Mr. Bunger, Mr. Carmichael, Chairman Caddell, Mrs. Kegley, Mr. Poe, Mrs. Poston, Mr. Patrick Reynolds, Mr. Rolfsen, and Mr. Schwenke, and in favor. Mr. McMillian was opposed. The motion carried by a vote of 10 to 1.**

2. **Change in Approved Concept Development Plan**

**The request of Midland Atlantic Properties c/o Casey Ward (applicant) for Meijer Stores Ltd. c/o Roger Dehoek (owner) for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development (O-2/C-2/PD) zone for a 1.98 acre portion of the 31.58 acre lot located at 4990 Houston Road (Meijer), Florence, Kentucky. The request is for a Change in Concept Development Plan to allow a multi-tenant commercial building.**

Staff Member Kevin Wall presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions.

Chairman Caddell asked if the applicant wished to make a summary statement in regard to items raised at the Public Hearing or discussed at the Committee Meeting before the Planning Commission takes action on this request. Mr. Scott Katz and Mr. Casey Ward with Midland Atlantic Properties and Mr. E. J. Foltz with Cartec Engineering were present. They offered to answer questions.

Chairman Caddell asked if there was anyone present who wished to make a summary statement on behalf of the opposition. There was no response.

There being no discussion, **Mrs. Kegley moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Rolfsen seconded the motion and it carried unanimously.**

3. **Technical Design Review - Beckfield College  
16 Spiral Drive**

Chairman Caddell stated that Agenda Item #3 is recommended for deferral to the September 5, 2007 Business Meeting at 7:00 PM. Mr. Schwenke so moved. Mr. Patrick Reynolds seconded the motion and it carried unanimously.

**NEW BUSINESS:** None

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Kevin Costello, AICP, Executive Director, discussed the following items in his report to the Planning Commission:

1. **Union Town Center Business District Design Concept** The Planning Commission entered into a contract with KZF Design for the design of the Union Town Business District. The project has been completed and the concept was presented to the City of Union on Monday evening. The City of Union sponsored an event on Friday evening and he and Dave Geohegan made the plan available to the public and gave a short presentation. There will be a presentation to the Planning Commission in the future.
2. **Airport Committee Meeting** will be held on Friday, August 24 at noon in the Kenton County Airport Boardroom.
3. **Former Commissioner Lisa Wilson** Mr. Costello welcomed former Commissioner Lisa Wilson who served on the Planning Commission from January 1999 to December 2006. Mrs. Wilson served on the Executive, Zone Change, Airport and Technical Design Review Committees. Mr. Costello thanked her on behalf of the Planning Commission and presented her with two gifts in honor of her years of service. Mrs. Wilson thanked the Planning Commission. Chairman Caddell expressed sincere appreciation to her for her years of service, her participation on nearly every Committee, and for serving as an officer for six years. Mrs. Wilson received a round of applause.
4. **Changes to Personnel Policies** Mr. Costello reviewed his memorandum regarding changes to the personnel policies which was sent out to the Commissioners in their packets. The Executive Committee and the Administrative Personnel Committee have been working on the compensation system for the past year, as well as looking at the benefits and the cost of the health insurance and retirement benefits. He stated that there was an issue of what happens when an employee reaches the top of the pay scale, which is currently happening. He stated that the costs of health insurance and retirement benefits are increasing. Employees are currently eligible for cost of living and merit increases, but the proposal is to go to just merit increases. A new pay scale, which applies to new employees and newly promoted employees, is included with the memorandum. The Executive Committee and the Administrative Personnel Committee recommend adopting the changes to the personnel policies to eliminate cost of living increases and have only merit increases based on the employee's evaluation. There being no discussion, **Mrs. Poston moved to adopt the changes recommended by the Executive Committee and the Administrative Personnel Committee. Mr. Schwenke seconded the motion and it carried unanimously.**

**COMMITTEE REPORTS:**

**Airport:** Mr. Breetz

The east/west runway closed on August 7 and it will be closed until October 21. There will be different flight plans during the 75-day construction period.

**Administrative/Personnel:** Mrs. Poston

No report

**Enforcement:** Mr. Bunger  
No report

**Long-Range Planning/Comprehensive Plan:** Mr. Knock (absent)  
No report

**Technical/Design Review:** Mr. Schwenke  
No report

**Executive:** Chairman Caddell  
No report

**CHAIRMAN'S REPORT:** None

**OKI Report:** Mr. Breetz  
No report

There being no further business to come before the Planning Commission, Mr. McMillian moved to adjourn. Mr. Bunger seconded the motion. The meeting was adjourned by unanimous consent at 7:45 PM.

**APPROVED:**

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**Arnold Caddell, Chairman**

**Attest:**

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**Jan Hancock, Recording Secretary**