

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
March 3, 2010  
7:00 P.M.**

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Mr. Charlie Rolfsen, Chairman, called the meeting to order at 7:00 P.M.

**COMMISSION MEMBERS PRESENT:**

Mr. Ben Brandstetter  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mike Ford, Vice Chairman  
Mrs. Linda Herald  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Mrs. Susan Poston, Temporary Presiding Officer  
Ms. Lisa Reeves  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Mark Hicks

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP

**Approval of the Minutes:**

Chairman Rolfsen, stated that the Commissioners received copies of the Minutes of the February 3, 2010 Business Meeting. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Reynolds moved that the Minutes be approved as written. Mr. Bunger seconded the motion and it carried unanimously.

**BILLS:**

Kevin Costello, Planning Commission Executive Director, advised the Commissioners of the **Bills to be Paid** and the **Salaries and Benefits** for 2/3/10 through 3/3/10.

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$	3,332.25
Health/Dental/Life		13,788.50
Retirement - BCPC Portion		10,740.91
Salaries - Staff Expense		<u>63,975.99</u>
<b>TOTAL:</b>	<b>\$</b>	<b>\$ 91,837.65</b>

**EXPENSES:**

Accounting Fees	\$	333.83
Attorney Fees		3,040.00
Auto Expenses		52.40
Engineering/Surveying Fees		2,333.33
Filing Fees (CLURs)		160.00
GIS Operations		94.97
Legal Ads/Recruitment		27.23
Miscellaneous Expense		171.49
Office & Board Mtg. Supplies		907.38
Office Equipment/Maintenance		239.44
Office Equipment/Expense		37.77
Postage Expense		500.00
Printing/Pub/Dues/Subscriptions		<u>1,472.00</u>

**TOTAL: \$ 9,369.84**  
**GRAND TOTAL: \$ 101,207.49**

Mr. McMillian moved that the salaries, benefits, and bills due be approved and paid as presented; and indicated approval of those items which have been paid. Mrs. Poston seconded the motion and it carried unanimously.

**ACTION ON PLAN REVIEWS:**

**1. Technical Design Review: Chili's Grill & Bar  
4990 Houston Road**

Staff Member, Kevin T. Wall presented the request. The Chili's site is located off Spiral Drive next to Chick-Fil-A. It will be a brick and stone building with a height of 24 feet. The roof mounted mechanical equipment will be screened by a parapet. There is a rear service area within a ten foot high brick enclosure with louver metal doors. There is a signage package as part of this proposal with three building mounted signs. Two of the signs are channel shaped and each one is 69 square feet in size for a total of about 139 square feet. They are also proposing a third building mounted sign of 11 square feet (To Go Sign). The Houston-Donaldson Study allows a sign on two facades for a total of 200 square feet. The applicant is asking for an exception in terms of the number of building mounted signs. The total square footage of the three building mounted signs is 150 square feet or 50 square feet under the maximum. Mr. Wall displayed a sample board of building materials, which included a brick sample. There will be two different types of awnings-small fabric arched awnings and galvanized awnings. A brick monument sign is being proposed at six feet high with 24 square feet. Mr. Wall stated that the Technical/Design Review Committee met prior to the Business Meeting and recommended approval of the request.

Chairman Rolfsen asked whether the applicant or anyone else wanted to comment on the project. Mr. E.J. Foltz, an engineer with Abercromie & Associates, introduced Ms. Lisa Kennedy, B.F. Company, the parent company of ERJ Dining, and stated she would be available to answer any questions.

Mr. McMillian asked whether the "To Go" sign included a logo? Mr. Wall stated yes and it was the 11 square foot sign or the proposed third building mounted sign. This sign will be projecting from the side of the building with an extended arm. It is for carry out service. There is no drive thru window.

Chairman Rolfsen inquired about a sidewalk connection to the business from the main road like Chick-Fil-A. Mr. Wall responded that public walks will be constructed along Spiral Drive and Houston Road and the owner will install a sidewalk from the restaurant to the public sidewalks. There is no connection to Chick-Fil-A. Both Chick-Fil-A and the strip center has a sidewalk connection to Houston Road. Chairman Rolfsen asked for the hours of operation? Ms. Lisa Kennedy replied that generally the restaurant is open from 11:00 a.m. for lunch to 12:00 midnight.

There being no further comments or questions, Mr. Reynolds moved to approve the request based upon the Committee Report. Mr. Schwenke seconded the motion and it carried unanimously.

**NEW BUSINESS:**

Mr. Costello explained that the four requests have some prior history so the Planning Commission should be familiar with them and should be able to accommodate all of them on the same date.

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Mitch Light, Staff**

2. Request of Rolling Hills Richwood, LLC (owner) for a Zoning Map Amendment for a Special Sign District for a 2.58 acre site located at 12928 Frogtown Connector Road, Boone County, Kentucky (Holiday Inn Express). The request is for a Special Sign District in Commercial Services (C-3) and Commercial Four (C-4) zones to allow alternative signage.

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Mitch Light, Staff**

3. Request of 42 Lodging, LLC (applicant) for Todd Worley (owner) for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff**

4. Request of L&M Land Surveying and Engineering, LLC (applicant) for Union Pointe Centre, LLC (owner) for a Change in an Approved Concept Development Plan in a Union Commercial (UC) zone for a 1.38 acre site located on the southeast corner of the US 42/Frogtown Road intersection, Union, Kentucky (Lot 1, Union Pointe Centre). The request is for a Change in an Approved Concept Development Plan to allow a convenience store with gas sales, liquor sales, and other uses permitted in the UC zone.

**ZONING MAP AMENDMENT AND CHANGE IN CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff**

5. Request of Doug Cox and Mary Cox (applicants) for Jerry King (owner) for a Zoning Map Amendment from Industrial Two (I-2) to Commercial Services (C-3) for a 0.41 acre portion of the site located at 8484 Dixie Highway, Boone County, Kentucky; and, the request of Doug Cox and Mary Cox (applicants) for Jerry King (owner) for a Change in an Approved Concept Development Plan in a Commercial Services (C-3) zone for a 0.73 acre portion of the site located at 8484 Dixie Highway, Boone County, Kentucky. Both applications are to allow automobile sales and all uses permitted in the C-3 zone for a total 1.14 acre site.

**Mr. Ford moved to set the Public Hearings for items #2, #3, #4, and #5 on April 7, 2010 at 7:30 P.M. Mr. Reynolds seconded the motion and it carried unanimously.**

**EXECUTIVE DIRECTOR'S REPORT:**

Kevin Costello, Executive Director, reminded everyone that the 2010 Census will be taking place soon. There is a Complete Count Committee, chaired by Mr. Costello, which is promoting the census on a local level. Board members will see a lot of promotional activities this month. The forms will be distributed in the middle of March and should be returned by April 1<sup>st</sup>. It is 10 questions and takes about 10 minutes to fill out.

Another item is the update of the Subdivision Regulations. Staff has completed a draft of the document and posted it for a 30 day public review comment. A number of groups offered comments and questions. Staff is currently reviewing the comments and will be meeting with the various groups. At some point, the staff will arrange a meeting with the Technical/Design Review Committee to review the comments, discuss changes and meet with the various groups.

**COMMITTEE REPORTS:**

**Airport:** Mr. Brandstetter  
No Report

**Administrative/Personnel:** Mr. Charlie Reynolds  
No Report

**Enforcement:** Mr. Bunger  
No Report

**Long-Range Planning/Comprehensive Plan:** Mr. Schwenke  
No Report

**Technical/Design Review:** Mr. Charlie Reynolds  
No Report

**Executive:** Mr. Rolfsen  
No Report

**CHAIRMAN'S REPORT:**

No Report

**OKI Report:** Mr. Greg Breetz

Mr. Breetz noted that OKI was putting together a draft list of road construction projects for the second round of stimulus funds (Jobs for Main Street Act). The Boone County project is the repaving of KY 237 from Medical Arts Drive to KY 18 for \$3 million dollars.

**Other:**

Mrs. Poston expressed a concern about the traffic congestion on Spiral Drive with Chili's and Chick-Fil-A. Mr. Wall responded that the City of Florence closed a left-hand turn lane along Spiral Drive because of its close proximity to Houston Road. The main ring road in front of Meijer's was redesigned and relocated. It was redesigned by E.J. Foltz. Mr. McMillian noted that the ring road was crooked and confusing. Mrs. Poston noticed the back-up from the Kohl's development at 5:00 p.m. Mr. Costello stated that he would forward the concern to the City of Florence. Chili's will start construction in April.

Mr. Longano inquired about the status of the "Hot Spots" list? Mr. Costello replied that the staff has updated the list and distributed it to the County and to the Cities of Florence, Union and Walton. He stated that he will forward a copy of the updated list to the Board members. There were changes based upon further research and we categorized them as safety and capacity projects.

There being no further business to come before the Planning Commission, Mrs. Poston moved to adjourn. Mr. McMillian seconded the motion. The meeting was adjourned by unanimous consent at 7:30 P.M.

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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**Kevin P. Costello, AICP**  
**Executive Director**