

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
May 5, 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. Kim Bunger, Secretary/Treasurer  
Mr. Mike Ford, Vice Chairman  
Mrs. Linda Herald  
Mr. Mark Hicks  
Mr. Don McMillian  
Mrs. Susan Poston, Temporary Presiding Officer  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Greg Breetz  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Charlie Reynolds

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director of Zoning Services  
Mr. Mitchell A. Light, Asst. Zoning Administrator/Enf. Officer  
Mr. Todd K. Morgan, AICP, Senior Planner

**Approval of the Minutes:**

Chairman Rolfsen, stated that the Commissioners received copies of the Minutes of the April 7, 2010 Business Meeting and the April 7, 2010 Public Hearings. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Ford 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**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between 4/8/10 through 5/5/10.

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$	4,778.88
Health/Dental/Life		13,542.36
Retirement - BCPC Portion		14,494.23
Salaries - Staff Expense		<u>70,394.72</u>
<b>TOTAL:</b>		<b>\$ 103,210.19</b>

**EXPENSES:**

Accounting Fees	\$	268.56
Attorney Fees		3,040.00
Auto Expenses		184.52
Engineering/Surveying Fees		2,333.33
Filing Fees (CLURs)		160.00
Legal Ads/Recruitment		43.93
Miscellaneous Expense		264.12
Office & Board Mtg. Supplies		495.06
Office Equipment/Expense		38.00
Postage Expense		500.00
Printing/Pub/Dues/Subscriptions		1,000.52
Professional Development		<u>540.00</u>
<b>TOTAL:</b>		<b>\$ 8,868.04</b>

**GRAND TOTAL: \$ 112,078.23**

Mr. McMillian moved that the bills (expenses and salary and benefits) be approved and paid as presented; and indicated approval of those items which have been paid. Mr. Schwenke seconded the motion and it carried unanimously.

**ACTION ON PLAN REVIEWS:**

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT**

- 1. 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.**

Staff Member, Mitch Light, read the Committee Report, which recommended approval subject to conditions (see Committee Report). He referred to the Findings of Fact for Approval and the list of Conditions. Mr. Light stated that the property owner has signed a letter agreeing to the conditions. The Committee approved the request 4-0 with Mr. Bunger, Mr. Brandstetter, Mrs. Kegley and Mrs. Poston voting in favor of the request. Mr. Light noted that the Masque 2 option is the same as the one used at the Airport Holiday Inn.

Charlie Rolfsen asked if the applicant wanted to make any comments. Mr. Bimal Patel, representing Rolling Hills Richwood, LLC responded no, but he was present to answer any questions. At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in opposition to the request? There being no further comments, Chairman Rolfsen asked if the Planning Commissioners had any questions or comments.

Mr. McMillian asked if they were using the colored lights? Mr. Light responded yes - it is the blue up-lights for Holiday Inn Express. Mr. McMillian asked why the blue lights? Mr. Bimal Patel, Rolling Hills Richwood, LLC explained that the Inter-Continental Hotels has designated blue for all Holiday Inn Express hotels and green for all Holiday Inn hotels. It is a branding scheme.

**There being no further discussion, Mr. Bunger moved that the request be approved by Resolution to the Boone County Fiscal Court with conditions based on the Committee Report. Mrs. Poston seconded the motion and it carried unanimously.**

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT**

- 2. 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.**

Staff Member, Mitch Light, read the Committee Report, which recommended approval subject to conditions (see Committee Report). He referred to the Findings of Fact for Approval and the list of Conditions. Mr. Light stated that owner has signed a letter agreeing to the conditions. The Committee approved the request 4-0 with Mr. Bunger, Mr. Brandstetter, Mrs. Kegley and Mrs. Poston voting in favor of the request.

Chairman Rolfsen asked if the applicant wanted to make any comments. Mr. Don Castle, representing 42 Lodging LLC responded no, but he was present to answer any questions. At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in opposition to the request? There being no further comments, Chairman Rolfsen asked if the Planning Commissioners had any questions or comments and if not, he would entertain a motion.

**There being no further discussion, Mr. Bunger moved that the request be approved by Resolution to the City of Florence with conditions based on the Committee Report. Mr. Ford seconded the motion and it carried unanimously.**

### **ZONING MAP AMENDMENT AND CHANGE IN CONCEPT DEVELOPMENT PLAN**

3. **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.**

Staff Member, Kevin Wall, read the Committee Report, which recommended approval subject to conditions (see Committee Report). He referred to the Findings of Fact for Approval and the list of Conditions. Mr. Wall stated that the property owners have signed a letter agreeing to the conditions. The Committee approved the request 4-0 with Mr. Bunger, Mr. Brandstetter, Mrs. Kegley and Mrs. Poston voting in favor of the request.

Chairman Rolfsen asked if the applicant wanted to make any comments. Mr. Jim Bertram, One Eleven Engineering & Surveying, responded no, but he was present to answer any questions. At this time, Chairman Rolfsen asked if there was anyone in the audience that wanted to speak in opposition to the request? There being no further comments, Chairman Rolfsen asked if the Planning Commissioners had any questions or comments and if not, he would entertain a motion.

There being no further discussion, Mr. Brandstetter moved that the request be approved by Resolution to the Boone County Fiscal Court with conditions based on the Committee Report. Ms. Reeves seconded the motion and it carried unanimously.

**CHANGE IN CONCEPT DEVELOPMENT PLAN**

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.

Chairman Rolfsen stated the Agenda Item #4 is recommended for deferral to the June 2, 2010 Business Meeting at 7:00 P.M. Mr. Ford moved to defer the request until June 2, 2010. Mrs. Poston seconded the motion and it carried unanimously. The next Committee Meeting for this request is scheduled for May 12, 2010 at 5:00 P.M. in this room.

**NEW BUSINESS:**

**CHANGE IN CONCEPT DEVELOPMENT PLAN**

5. Request of Rosa Perea c/o Harrison French & Associates Architects, LTD (applicant) for Benenson FLO KY, LLC (owner) for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 13.22 acre site located at 4949 Houston Road, Florence, Kentucky (Sam's Club). The request is for a change in an approved Concept Development Plan to allow the relocation of the customer loading zone, addition of a tire and battery station, and site improvements.

Mr. Ford moved to schedule the Public Hearing for this request for June 2, 2010 at 7:30 P.M. Mr. McMillian seconded the motion and it passed unanimously.

**EXECUTIVE DIRECTOR'S REPORT:**

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

- A) 2010 Streets & Points of Interest Map - The County received a grant to assist in funding the printing of the Boone County 2010 Streets & Points of Interest Map. It will be printed within the next 30 days. It replaces the 2009 Boone County Tourism Map.

- B) Annual County Historic Preservation Awards - The Boone County Historic Preservation Review Board will hold its annual historic preservation awards tomorrow at 6:00 p.m. at the Main Library located off Burlington Pike.

**COMMITTEE REPORTS:**

**Airport:** Mr. Brandstetter reported that the next Committee meeting will be held on May 27th at 11:30 a.m. in the Administration Building as the Planning Commission is hosting the meeting.

**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  
No Report

**Other:**

There being no further business to come before the Planning Commission, Mr. Schwenke moved to adjourn. Mr. Bunger seconded the motion. The meeting was adjourned by unanimous consent at 7:29 P.M.

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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