



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

### **ANNOTATED**

**BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
JUNE 7, 2017  
7:00 P.M.  
AGENDA**

- A. **Welcome and Pledge of Allegiance**
  
- B. **Roll Call of Members**
  
- C. **Approval of Minutes**
  - May 3, 2017 Business Meeting - **APPROVED**
  - May 3, 2017 Public Hearings - **APPROVED**
  
- D. **Approval of Invoice Payments - APPROVED**
  
- E. **Action on Plan Reviews**

### **ZONING MAP AMENDMENT AND CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Greg Breetz, Chairman, Kevin Wall, Staff**

1. The request of **Francisville, LLC (owner)** for a Change in an Approved Concept Development Plan in a Residential Planned Development (RPD) zone for an approximate 12.2 acre site located at 1207 North Bend Road, Boone County, Kentucky, to modify a Concept Development Plan and previous conditions of approval to allow a reconfiguration of an approved commercial, attached single family residential, and multi-family residential development (Thornwilde Village) and the request of **Francisville, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Residential Planned Development (RPD) for an approximate 3.8 acre site located at 1173 North Bend Road, Boone County,

Kentucky, to allow an expansion of Thornwilde Village consisting of multi-family residential buildings.

***DEFERRED UNTIL - 7/5/17 - 7:00 P.M. - FISCAL COURTROOM***

**CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Steve Turner, Chairman, Mitch Light, Staff**

2. Request of **Golden Masonry Homes (owner)** for a Change in an Approved Concept Development Plan in a Rural Suburban (RS) zone for an approximate 3.4 acre site located on the southeast corner of the Bullittsville Road/Cornerstone Drive intersection, Boone County, Kentucky (Lots 1 through 7 of Cornerstone Estates Subdivision). The request is for a Change in an Approved Concept Development Plan to modify a previous condition of approval to allow seven homes to face Cornerstone Drive instead of Bullittsville Road.

***APPROVED UNANIMOUSLY***

**ZONING MAP AMENDMENT - Kim Patton, Chairman, Todd Morgan, Staff**

3. Request of **The Drees Company (owner by contract)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One (SR-1) for a 87.25 acre tract located on the north side of Frogtown Road between the properties at 10272 US 42 (St. Timothy Church) and 1664 Frogtown Road (U.S. Post Office), and across the road from the Frogtown Road/Galileo Boulevard intersection, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residences

***COMMITTEE MEETING - 6/21/17 - 5:00 P.M. - FISCAL COURTROOM  
DEFERRED UNTIL 7/5/17 - 7:00 P.M. - FISCAL COURTROOM***

**F. New Business:**

**ZONING MAP AMENDMENT - Mitch Light, Staff**

4. Request of **Florence Baptist Church (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Public Facilities (PF) for a 3.07 acre tract located at 1050 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

***PUBLIC HEARING - JULY 5, 2017 - 7:30 P.M. - FISCAL COURTROOM***

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

5. Request of **Terry Crigger or Randy Chestnut (applicants)** for **Christ's Chapel Assembly of God (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 7.6 acre tract located at 3819 Turfway Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message

Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message center.

***PUBLIC HEARING - JULY 5, 2017 - 7:30 P.M. - FISCAL COURTROOM***

**G. Executive Director's Report: Kevin P. Costello, AICP**

- Presentation of Fiscal Year 2017-2018 Budget - **APPROVED**

**H. Committee Reports:**

- Airport (Randy Bessler)
- Administrative/Personnel (Steve Turner)
- Enforcement (Kim Bungler)
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
- Technical/Design Review (Lori Heilman)
- Executive (Charlie Rolfsen)

**I. Chairman's Report:**

**J. OKI Report: Greg Breetz**

**K. Other:**

**L. Adjournment:**

**NEXT COMMITTEE MEETINGS:**

**Technical/Design Review - June 7, 2017 - 6:00 p.m.**  
***(Fiscal Courtroom - Conference Room - Administration Building)***  
**A. Kona Ice Storage Facility - 5945 Centennial Circle**

**Long Range/Comp Plan - June 7, 2017 - 6:30 p.m.**  
***(Fiscal Courtroom - Conference Room - Administration Building)***  
**A. Brass Tap - 8720 Bankers Street**

**Zone Change/Concept Plan - June 21, 2017 - 5:00 p.m.**  
***(Fiscal Courtroom - Administration Building)***  
**A. The Drees Company/St. Timothy - Frogtown Road**  
**B. Viox & Viox/Kenton County Airport Board - Limaburg Road**  
**C. Storypoint/Arlinghaus I, LLC - US 42**

**Long Range/Comp Plan - June 21, 2017 - 6:00 p.m.**  
***(Fiscal Courtroom Conference Room - Administration Building)***  
**A. 2040 Comprehensive Plan**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

***Business Meeting - July 5, 2017 - 7:00 p.m.  
Boone County Administration Building  
Boone County Fiscal Courtroom***

***Public Hearings - July 5, 2017 - 7:30 p.m.  
Boone County Administration Building  
Boone County Fiscal Courtroom***



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

### **ANNOTATED**

**BOONE COUNTY PLANNING COMMISSION  
PUBLIC HEARINGS  
BOONE COUNTY ADMINISTRATION BLDG.  
BOONE COUNTY FISCAL COURTROOM  
JUNE 7, 2017  
7:30 P.M.  
AGENDA**

#### **ZONING MAP AMENDMENT - Janet Kegley, Chairwoman, Todd Morgan, Staff**

1. Request of **Storypoint (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development (PF/PD) for a 14.104 acre tract located on the east side of US 42 and immediately south of the property at 9001 US 42 (Kroger Marketplace), Union, Kentucky. The request is for a zone change to allow an elderly housing facility.

***COMMITTEE MEETING - 6/21/17 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 7/5/17 - 7:00 P.M. - FISCAL COURTROOM***

#### **ZONING MAP AMENDMENT AND VARIANCES - Steve Turner, Chairman, Kevin Wall, Staff**

2. Request of **Viox & Viox, Inc. (applicant)** for **Kenton County Airport Board (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) and two dimensional variances for a 1.8 acre tract located on the west side of Limaburg Road and immediately south of the properties at 4465 Limaburg Road and 1743 Anderson Boulevard, Boone County, Kentucky. The request is for a zone change to allow a warehouse and variances from Table 31.1 and Section 3645 "Buffer Yards" of the **Boone County Zoning Regulations** to allow reductions in the required 50 foot rear yard setback and the Buffer Yard D landscaping standards.

***COMMITTEE MEETING - 6/21/17 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 7/5/17 - 7:00 P.M. - FISCAL COURTROOM***

#### **UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

***Business Meeting - July 5, 2017 - 7:00 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom***

***Public Hearings - July 5, 2017 - 7:30 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom***