



## **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  
AUGUST 2, 2017  
7:00 P.M.  
AGENDA**

- A. Welcome and Pledge of Allegiance**
- B. Roll Call of Members**
- C. Approval of Minutes**
  - July 5, 2017 Business Meeting - **APPROVED**
  - July 5, 2017 Public Hearings - **APPROVED**
- D. Approval of Invoice Payments - APPROVED**
- E. Action on Plan Reviews**

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

1. 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.

**APPROVED UNANIMOUSLY**

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

2. 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 center.

***APPROVED UNANIMOUSLY***

**F. New Business:**

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

3. Request of **Steve Berling (applicant)** for **Dave Kroth (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One (SR-1) for a 17 acre site located at the terminus of McGuire Lane and to the east of the properties at 6713, 6717, 6721, 6725, 6729, 6733, 6737, 6741, 6745, 6749, 6753, 6757, and 6761 Gordon Boulevard and 600 McGuire Lane, to the south of the properties at 605 and 609 McGuire Lane and 623, 627, 631, 635, 639, 643, and 647 Makayla Court, and to the south and east of the property at 601 McGuire Lane, Boone County, Kentucky. The request is for a zone change to allow the expansion of an existing subdivision for detached single family residences (Gunpowder Trails).

***PUBLIC HEARING - SEPTEMBER 6, 2017 - 7:30 P.M. - FISCAL COURTROOM***

**2017 BOONE COUNTY COMPREHENSIVE PLAN UPDATE - Bob Schwenke, Chairman; Bob Jonas & Matt Becher, Staff**

4. Request of the **Long Range Planning/Comp Plan Committee** to hold a Public Hearing to present and hear comments regarding the 2017 update of the **Boone County Comprehensive Plan** Goals and Objectives. The Goals and Objectives include the following sections: Overall, Demographics, Environment, Natural and Cultural Resources, Economy, Public Facilities, and Transportation. The Goals and Objectives will form the basis for the update of the remaining Elements/Chapters of the 2017 **Boone County Comprehensive Plan**.

***PUBLIC HEARING - SEPTEMBER 6, 2017 - 7:30 P.M. - FISCAL COURTROOM***

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

**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:** Charlie Rolfsen
- J. **OKI Report:** Greg Breetz
- K. **Other:**
- L. **Adjournment:**

**NEXT COMMITTEE MEETINGS:**

**Long Range Planning/Comp Plan - August 2, 2017 - 6:00 p.m.**  
**(Fiscal Courtroom - Administration Building)**  
**A. Plan 2040 - Comprehensive Plan Update**

**Zone Change/Concept Plan - August 16, 2017 - 5:00 p.m.**  
**(Fiscal Courtroom - Administration Building)**  
**A. Florence Baptist Church - 642 Mt. Zion Road**  
**B. Daves Patel/BBL Development, LLC - Vandercar Way/Seligman Drive**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

***Business Meeting - September 6, 2017 - 7:00 p.m.***  
***Boone County Administration Building***  
***Boone County Fiscal Courtroom***

***Public Hearings - September 6, 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  
AUGUST 2, 2017  
7:30 P.M.  
AGENDA**

#### **ZONING MAP AMENDMENT - Kim Patton, Chairman, Kevin Wall, Staff**

1. Request of **Florence Baptist Church (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

**COMMITTEE MEETING - 8/16/16 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 9/6/17 - 7:00 P.M. - FISCAL COURTROOM**

#### **ZONING MAP AMENDMENT - Kim Bungler, Chairman, Todd Morgan, Staff**

2. Request of **Devesh Patel (applicant)** for **BBL Development, LLC (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay District (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay District (O-2/PD/HDO) for an approximate 2.15 acre site located on the southeast corner of the Vandercar Way/Seligman Drive intersection, Florence, Kentucky. The request is for a zone change to allow a hotel.

**COMMITTEE MEETING - 8/16/16 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 9/6/17 - 7:00 P.M. - FISCAL COURTROOM**

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

**Business Meeting - September 6, 2017 - 7:00 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom**

**Public Hearings - September 6, 2017 - 7:30 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom**