



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
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

ANNOTATED

**BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
OCTOBER 4, 2017
7:00 P.M.
AGENDA**

- A. Welcome and Pledge of Allegiance**
- B. Roll Call of Members**
- C. Approval of Minutes**
 - September 6, 2017 Business Meeting - **APPROVED**
 - September 6, 2017 Public Hearings - **APPROVED**
- D. Approval of Invoice Payments - APPROVED**
- E. Action on Plan Reviews**

ZONING MAP AMENDMENT - Kim Bunger, Chairman, Mitch Light, Staff

1. 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).

APPROVED UNANIMOUSLY

LONG RANGE PLANNING/COMP PLAN - Bob Schwenke, Chairman, Robert Jonas & Matthew Becher, Staff

2. 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**.

APPROVED UNANIMOUSLY

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Kevin Wall, Staff

3. La Quinta Inn & Suites - 350 Meijer Drive - ***APPROVED***

F. New Business:

ZONING MAP AMENDMENT AND VARIANCE - Mitch Light, Staff

4. Request of **Jim Thomas, President and CEO of The Harper Company (applicant)** for **Billy Vines, Judith Vines, and Shayeson Huff Properties, LLC (owners)** for a Zoning Map Amendment from Industrial One (I-1) to Industrial Two (I-2), and a Variance, for an approximate 10 acre area located at 1582 and 1648 Petersburg Road, Boone County, Kentucky. The request is for a zone change to allow construction related uses and all I-2 zone Principally Permitted and Accessory Uses, and a Variance from Section 3645 of the **Boone County Zoning Regulations** to reduce the required landscape buffer yard along the east property line.

PUBLIC HEARING - NOVEMBER 1, 2017 - 7:30 P.M. - FISCAL COURTROOM

ZONING MAP AMENDMENT - Kevin Wall, Staff

5. Request of **Jay Bayer, Bayer Becker Inc. (applicant)** for **Toebben, Ltd. (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Suburban Residential Three/Commercial One/Planned Development (SR-3/C-1/PD) for an approximate 2.2 acre lot located at 1892 Stahl Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of a residential phase in the previously approved Rivers Pointe Estates development (no increase in number of dwelling units for the overall Rivers Pointe Estates development).

PUBLIC HEARING - NOVEMBER 1, 2017 - 7:30 P.M. - FISCAL COURTROOM

CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff

6. Request of **Viox & Viox (applicant)** for **Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corpotation (owners)** for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and

the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

PUBLIC HEARING - NOVEMBER 1, 2017 - 7:30 P.M. - FISCAL COURTROOM

ZONING MAP AMENDMENT - Mitch Light, Staff

7. Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

PUBLIC HEARING - NOVEMBER 1, 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 Bunger)
- 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:

Technical/Design Review - October 4, 2017 - 6:00 p.m.
(Fiscal Courtroom Conference Room- Administration Building)
A. La Quinta Inn & Suites - 350 Meijer Drive
B. Review of Downspout Request

Zone Change/Concept Plan - October 18, 2017 - 5:00 p.m.
(Fiscal Courtroom - Administration Building)
A. Bayer Becker/BEX Farms - Production Drive/Resource Drive
B. Hilltop Basic Resources/Biedenbender - Mineola Pike

Long Range Planning/Comp Plan - October 18, 2017 - 6:30 p.m.
(Fiscal Courtroom Conference Room - Administration Building)
A. 2017 Comprehensive Plan Update

UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:

Business Meeting - November 1, 2017 - 7:00 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom

Public Hearings - November 1, 2017 - 7:30 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom



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**BOONE COUNTY PLANNING COMMISSION
PUBLIC HEARINGS
BOONE COUNTY ADMINISTRATION BLDG.
BOONE COUNTY FISCAL COURTROOM
OCTOBER 4, 2017
7:30 P.M.
AGENDA**

ZONING MAP AMENDMENT - Greg Breetz, Chairman, Todd Morgan, Staff

1. Request of **Hilltop Basic Resources, Inc. (applicant)** for **David J. Biedenbender and James A. Biedenbender (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Industrial Two (I-2) for a 18.03 acre site located at 3202 and 3204 Mineola Pike, Boone County, Kentucky. The request is for a zone change to allow a concrete plant.

**COMMITTEE MEETING - 10/18/17 - 5:00 P.M. - FISCAL COURTROOM
ACTION DATE - 11/1/17 - 7:00 P.M. - FISCAL COURTROOM**

ZONING MAP AMENDMENT, CONDITIONAL USE PERMIT, AND VARIANCE - Kim Bunger, Chairman, Kevin Wall, Staff

2. Request of **Bayer Becker (applicant)** for **BEX Farms Inc. (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Industrial Two (I-2), and a Conditional Use Permit and Variance, for an approximate 12 acre area located on the northeast corner of the Production Drive/Resource Drive intersection, including the parcel at 1543 Resource Drive, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow a solid waste transfer station, and a Variance from Section 1143, #14, paragraph "i" of the Boone County Zoning Regulations to allow the spacing requirement between a parcel containing a solid waste transfer station and a parcel containing a single family residence to be reduced.

**COMMITTEE MEETING - 10/18/17 - 5:00 P.M. - FISCAL COURTROOM
ACTION DATE - 11/1/17 - 7:00 P.M. - FISCAL COURTROOM**

UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:

**Business Meeting - November 1, 2017 - 7:00 P.M.
Boone County Administration Building
Boone County Fiscal Courtroom**

**Public Hearings - November 1, 2017 - 7:30 P.M.
Boone County Administration Building
Boone County Fiscal Courtroom**