

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

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Mr. Charlie Rolfsen, Chairman, called the meeting to order at 7:00 P.M.. Chairman Rolfsen welcomed Mr. Steve Turner, as the Planning Commission's newest member representing the City of Walton.

**COMMISSION MEMBERS PRESENT:**

Mr. Ben Brandstetter  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mike Ford, Vice Chairman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mrs. Linda Herald  
Mrs. Susan Poston, Temporary Presiding Officer

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Mitchell A. Light, Assistant Zoning Administrator/Enf. Officer  
Mr. David Geohegan, AICP, Director, Planning Services

**Approval of the Minutes:**

Chairman Rolfsen, stated that the Commissioners received copies of the Minutes of the January 6, 2010 Business Meeting. 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. Reynolds 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 1/7/10 through 2/3/10.

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$	4,778.88
Health/Dental/Life		13,788.50
Retirement - BCPC Portion		11,791.47
Salaries - Staff Expense		<u>69,932.00</u>
<b>TOTAL:</b>		<b>\$100,290.85</b>

**EXPENSES:**

Accounting Fees	\$	829.33
Attorney Fees		3,040.00
Auto Expenses		61.16
Engineering/Surveying Fees		2,333.33
Filing Fees (CLURs)		128.00
GIS Operations		185.26
Legal Ads/Recruitment		31.52
Miscellaneous Expense		332.89
Office & Board Mtg. Supplies		343.56
Office Equipment/Expense		545.67
Printing/Pub/Dues/Subscriptions		446.00
Refunds		<u>300.00</u>
<b>TOTAL:</b>		<b>\$ 8,576.72</b>
<b>GRAND TOTAL:</b>		<b>\$108,867.57</b>

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. Mr. Reynolds seconded the motion and it carried unanimously.

**ACTION ON PLAN REVIEWS:**

**LONG RANGE/COMPREHENSIVE PLAN COMMITTEE REPORT - Robert Schwenke, Chairman; Mitch Light, Staff**

1. **Determination of Review Process for Christ's Chapel Assembly of God relative to the Houston-Donaldson Study. The request is for the review of a parking expansion and baseball field at 3837 and 3845 Turfway Road, Boone County, Kentucky. The site is zoned Rural Suburban Estates/Planned Development (RSE/PD) and Industrial One/Planned Development (I-1/PD).**

Staff Member, Mitch Light, read the Committee Report, which recommended approval (see Committee Report) of the request and the Applicant shall follow the short review process as described in the Houston-Donaldson Study.

**Mr. Schwenke moved to approve the request to follow the short review process based upon the Committee Report. Mr. Bunger seconded the motion.**

Mr. McMillian asked how the Parks Department maintains fields on private property. Mr. Light responded that the applicant explained that it was a project involving the County. Mr. Costello added that in the past the County has leased or has executed agreements to use fields on private property. Examples of this are fields in the Northern Kentucky Industrial Park. Mr. Costello noted that he will request some information from the County either Mr. Jeff Earlywine or Mr. David Whitehouse in order to answer Mr. McMillian's question. The Planning Commission is not involved in these agreements or arrangements.

**There being no further comments, Chairman Rolfsen asked for a vote on a motion made by Mr. Schwenke and seconded by Mr. Bunger. The motion passed unanimously.**

**NEW BUSINESS:**

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Todd Morgan, Staff**

2. **Request of Jonathon Wocher, AICP, McBride Dale Clarion (applicant) for Bruce A. Krone, Trustee for the Patrick DeCastro Trust (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 12 acre site located at 6050 Hopeful Church Road, Florence, Kentucky (Kerry Toyota). The request is for a Special Sign District in a Commercial Services (C-3) zone to allow alternative building mounted signage.**

**Mr. Ford moved to schedule the Public Hearing for this request for March 3, 2010 at 7:30 P.M. Mr. McMillian seconded the motion and it passed unanimously.**

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Kevin Costello, Executive Director, introduced Mr. Dave Geohegan, Director of Planning Services. Mr. Geohegan referred to his January 29, 2010 Memo regarding traffic improvements. He explained that the memo includes a comment page for suggested projects and two lists- one for traffic hot spots (capacity and safety projects) and a second list on planned Boone County Roadway Improvement Projects. Mr. Geohegan noted that most roads in Boone County are state owned and maintained. This includes some roads located in the Cities of Florence, Union and Walton. There is no major road building program and financed at a local level. Generally, we have a cooperative relationship with the Kentucky Transportation Cabinet. In the past, the County has contributed some local funds toward State road construction projects - North Bend Road and Industrial Road are examples. This has resulted in expediting both projects. The State operates from a Six Year Plan and it is updated every two years. The new version of the Six Year Plan will be revealed this year. Projects need to be included in the Six Year Plan in order to get funded. The 2005 Comprehensive Plan depicts the new roads as identified in the Six Year Plan at the time. Mr. Geohegan then proceeded to describe projects in his January 29<sup>th</sup> memo.

Mr. Schwenke referred to the road safety projects. He stated that there is a dangerous turn (curve) on U.S. 42 between the Boone/Gallatin County line. Mr. Schwenke submitted accident figures. Since January, 2008 there has been 52 wrecks and 5 traffic deaths. He recommended that the speed limit be lowered from 55 to 45 from Green Mountain Ball Park to the County line with illuminated warning signs.

Mr. McMillian mentioned Porter Road near Mudlick Road at the southern end beyond the elementary school. There is a safety issue with the dip in the road.

Mr. Breetz identified KY 8 and traffic on Mineola Pike and Point Pleasant Road. There is a lot of truck traffic using these two routes and a lot of guardrail is missing. Trucks should not be routed in this area and perhaps signs can help.

Mr. Longano wanted to know how a resident might contact the State regarding traffic movements such as the traffic signal at Mt. Zion Road and Gunpowder. Perhaps during off-peak hours, it could be a blinking signal - more of a convenience.

Mr. Bunger asked about the intersection of Camp Ernst Road and Hathaway Road. This item was on the prior list. The intersection needs better signage for safety purposes. People traveling south on Camp Ernst Road don't realize the road has ended and can't stop. Perhaps a flashing light or rumble strips could be installed. Another location is the

right in and right out entrance off U.S. 42 serving the Sonic restaurant. It needs to be reconfigured properly to avoid people making left turns. He asked if the Gateway Boulevard project is a County financed project? Mr. Geohegan responded that it is a CMAQ project funded mostly by State/Federal funds similar to the one at Conrad Lane at KY 237.

Mr. Ford mentioned a project-southbound U.S. 42 turning onto Double Eagle Drive. There is not enough stacking in the right turn lane in the morning. Because of the buses, the traffic backs up on U.S. 42 from 7:05 -7:30 A.M. Many rear end accidents have occurred. Mr. Ford also mentioned the left turning movements off U.S. 42 to the U.S. Bank entrance. It causes problems with left turning movements off U.S. 42 at Hopeful Church Road in both directions. There is a lot of congestion.

Mr. Reynolds stated there is a problem south of Main Street in Florence at U.S. 42. There is no left turn permitted but people are trying to make left turns. It needs better signage.

Mr. Hicks informed the Planning Commission about trees recently being planted at the intersection of Richwood Road and Triple Crown Boulevard. There may be a sight problem in the future. The trees are small in size now but may affect the sight of drivers later on.

Mr. Schwenke identified another safety issue - McVille-Waterloo Road. A house sits on the corner and blocks the view. Not sure what can be done other than remove the house or remove the bush. This would involve the property owner. No one has lived in the house in the last 15-20 years.

Mr. Turner asked if the U.S. 25 project included railroad crossings. Mr. Geohegan noted that Mt. Zion Road and Mary Grubbs Highway were improved to eliminate at grade crossings. The Richwood railroad crossing was dropped due to cost. Some of the smaller ones have been closed.

Chairman Rolfsen noted the boulders in the right of way near the Levis Strauss entrance off KY 237.

Mr. Geohegan stated that the staff will investigate each suggestion and discuss them with the County.

**COMMITTEE REPORTS:**

**Airport:**

Mr. Ben Brandstetter noted that the Committee met last week with representatives from the Kenton County Airport Board. The Airport has made some changes to staff with the hiring of new people in key positions. The Airport is also transitioning from construction expansion to managing their current assets.

**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:**

Chairman Rolfsen referred to the new Committee list. It is effective immediately.

**OKI Report:** Mr. Greg Breetz  
No Report

**Other:** None

There being no further business to come before the Planning Commission, Mrs. Kegley moved to adjourn. Mr. Hicks seconded the motion. The meeting was adjourned by unanimous consent at 8:05 P.M.

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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