

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
August 4, 2010
7:00 P.M.**

Mr. Charlie Rolfsen, Chairman, called the meeting to order at 7:05 P.M.

COMMISSION MEMBERS PRESENT:

Mr. Greg Breetz
Mr. Ben Brandstetter
Mrs. Janet Kegley
Mr. Jim Longano
Mr. Don McMillian
Mrs. Susan Poston, Temporary Presiding Officer
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mr. Mike Ford, Vice Chairman
Mrs. Linda Herald
Mr. Mark Hicks
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Steve Turner

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

Approval of the Minutes:

Chairman Rolfsen, stated that the Commissioners received copies of the Minutes of the July 7, 2010 Business Meeting and the July 7, 2010 Public Hearing. He asked if there were any comments or corrections. There being no changes to the Minutes, Mrs. Poston moved that the Minutes be approved as written. Mr. Breetz 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 7/8/10 through 8/4/10.

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$	4,809.33
Health/Dental/Life		31,478.38
Retirement - BCPC Portion		15,403.24
Salaries - Staff Expense		71,306.91
Workers Comp Insurance		<u>1,049.83</u>
TOTAL:		\$ 124,047.69

EXPENSES:

Accounting Fees	\$	436.80
Attorney Fees		3,166.66
Auto Expenses		94.34
Filing Fees (CLURs)		208.00
Legal Ads/Recruitment		104.24
Miscellaneous Expense		128.10
Office & Board Mtg. Supplies		451.57
Office/Equipment Maintenance		4,011.04
Office Equipment/Expense		37.69
Office Insurance		2,821.00
Postage Expense		623.48
Printing/Pub/Dues/Subscriptions		568.50
Refunds		<u>300.00</u>
TOTAL:		\$ 12,951.42
GRAND TOTAL:		\$ 136,999.11

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. Mrs. Kegley seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT

1. Request of Jay Bayer, Bayer Becker (applicant) for Toeppen, Ltd. and William Toeppen (owners) for a Zoning Map Amendment from Agriculture (A-1), Agricultural Estate (A-2), and Rural Suburban Estates (RSE) to Suburban Residential Three/Commercial One/Office One/Planned Development (SR-3/C-1/O-1/PD) for an approximate 334 acre site located on the east side of North Bend Road approximately 750 feet north of the North Bend Road/Stahl Road intersection, to the east of Deer Creek and Rivershore Farms subdivisions, at the terminus of Stahl Road, and including the properties at 1280 North Bend Road, 1302 North Bend Road, and 1958 Stahl Road, Boone County, Kentucky. The request is for a zone change to allow a mixed residential, retail, and office development.

Chairman Rolfsen stated the Agenda Item #1 is recommended for deferral to the September 1, 2010 Business Meeting at 7:00 P.M. Mrs. Poston moved to defer the request until September 1, 2010. Mr. Brandstetter seconded the motion and it carried unanimously. The next Committee Meeting for this request is scheduled for August 11, 2010 at 4:30 P.M. in this room.

2. Technical Design Review - **Sam's Club**
4949 Houston Road

Staff Member, Kevin Wall, presented the request. It is a project which the Planning Commission reviewed previously in a different form - Concept Development Plan. It was withdrawn because the part, which put the project into the Concept Development Plan forum, has been removed from the project. The applicant is proposing two changes. The first is a 10'X20' building addition for a tire and battery station. The second involves changing the color scheme and several doorways and windows will be infilled with similar building materials. Mr. Wall showed slides of the proposed building elevations. The proposed color scheme has less of a color contrast and the blue accent theme will be eliminated. The building will be more earth tones - sandy color. There will be an architectural style (picket) fence installed to screen the tire and battery station. Mr. Wall stated the Technical/Design Review Committee met before the Business Meeting and recommended approval.

Chairman Rolfsen asked if the applicant had anything to add to the presentation. Mr. Travis Pruitt, Harrison French and Associates and Brad Schoeff, WEI Engineers, stated no.

Chairman Rolfsen asked whether the Board member had any questions. Mrs. Poston inquired whether Sam's Club was removing all of the blue trim from the existing building? Mr. Pruitt responded yes. He stated that Sam's Club is doing it nationwide. Every three years Sam's Club makes a change. The blue accent trim and the existing pyramid near the entrance will be removed.

There being no further comments or questions, Ms. Reeves moved to approve the request based upon the Committee Report. Mr. Longano seconded the motion and it carried unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT - Mitch Light, Staff

3. Request of James W. Berling (applicant) for Walton Land Development Co., LLC (owner) for a Zoning Map Amendment from Commercial Two (C-2) and Industrial One (I-1) to Urban Residential Two (UR-2) for a 6.9 acre site located on the east side of Wenstrup Drive, approximately 700 feet south of the Wenstrup Drive/Towne Center Drive intersection, Walton, Kentucky. The site is also known as a portion of the property at 13066 Service Drive, Walton, Kentucky. The request is for a zone change to allow multi-family dwellings.
4. Request of the Boone County Fiscal Court to consider a Zoning Text Amendment to Section 1305 "Permitted Uses" of the Boone County Zoning Regulations to allow industrial uses within the Airport (A) zone. The request is to evaluate and to hear comments on a proposed zoning text amendment and how they affect the current Boone County Comprehensive Plan and Boone County Zoning Regulations.

Mr. McMillian moved to schedule the Public Hearings for Item 3 and Item 4 for September 1, 2010 at 7:30 P.M. Mrs. Poston seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Kevin Costello, Executive Director, gave an update on the Subdivision Regulations. A draft was released in June followed by a 30-day comment period. The Planning Commission has received additional comments. Most of the comments are to the stormwater section. The Staff is also reviewing comments about the open space and cluster subdivisions. Staff will be meeting with Florence officials to review the submitted comments and specific language as it relates to existing State (Kentucky Division of Water), Federal (U.S. EPA) and Sanitation District No. 1 requirements. He indicated that our regulations should be consistent with these agencies. After this meeting, the Staff will get back in touch with the entities who submitted a second round of comments. In some cases, the Staff will be meeting with some of them. The Staff has more work to do. The Staff will then provide an update to the Technical/Design Review Committee sometime in the next 30 days. In the meantime, we will send copies of the comments to the Technical/Design Review Committee members.

COMMITTEE REPORTS:

Airport: Mr. Brandstetter
No Report

Administrative/Personnel: Mr. Reynolds
No Report

Enforcement: Mr. Bunger
No Report

Long-Range Planning/Comprehensive Plan:

Kevin Costello reminded everyone that the Committee will meet on August 25, 2010 at 6:00 P.M. in this room to discuss the Goals and Objectives for the 2010 Boone County Comprehensive Plan.

Technical/Design Review: Mr. Reynolds
No Report

Executive: Mr. Rolfsen
No Report

CHAIRMAN'S REPORT: Mr. Rolfsen
No Report

OKI Report:

Mr. Breetz noted that the OKI Executive Committee will meet on August 12, 2010 at 10:30 A.M. at their office located on Pete Rose Way. It is open to the public.

Other:

There being no further business to come before the Planning Commission, Mrs. Poston moved to adjourn. Mr. McMillian seconded the motion. The meeting was adjourned by unanimous consent at 7:20 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director