

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM**

**May 2, 2007
7:30 P.M.**

PUBLIC HEARINGS

Commission Members Present: Mr. Breetz, Mr. Bunger, Mr. Caddell – Chairman, Mrs. Herald, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Rolfsen, and Mr. Schwenke.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Kevin Wall, AICP, CDT – Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

Following a short recess, Mr. Arnold Caddell, Chairman, called the meeting to order at 7:31 PM and introduced the first item on the Agenda:

Applicant: **Abby Sommerkamp for
Em-A-Non Acres, LLC (owner)**

Request: **Zoning Map Amendment**

The request of Abby Sommerkamp (applicant) for Em-A-Non Acres, LLC (owner) for a Zoning Map Amendment from Employment Planned Development (EPD) to Suburban Residential One/Planned Development (SR-1/PD) for a 2.347 acre site located on the west of Grand National Boulevard, immediately north of the property at 11301 Grand National Boulevard and across Grand National Boulevard from the intersection with Overland Ridge, Boone County, Kentucky. The request is for a zone change to permit a child care center.

Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

Following an explanation of the Public Hearing process, the Chairman asked for the applicant's presentation.

Ms. Megan de Sola, a planner with Viox & Viox, 466 Erlanger Road in Erlanger, Kentucky, stated that she and Michelle Bollman will make a presentation on behalf of the applicant. The applicant was also present.

Ms. Abby Sommerkamp, owner/operator of Abby's Child Enrichment Centers in Kenton, Campbell, and Boone Counties, stated that they have been in business for fourteen years and currently serve about 500 children in the Northern Kentucky area. Their program is three-star rated in Kentucky and accredited by the National Association of the Education of Young Children. They are committed to quality childcare. They want to continue to serve Boone County residents by coming out to the Steeplechase area. Their Florence location enrolled to capacity within six months and there is a need in this area. They want to serve Steeplechase and the surrounding communities.

Ms. Michelle Bollman, P.E. with Viox & Viox, stated that the facility will serve a maximum of 125 children including part-time, full-time and Kindergarten. The facility will serve children from six weeks old to Kindergarten. Hours of operation are Monday through Friday from 6:30 AM to 6:00 PM. There will no weekend hours. She stated that the 2.347-acre site is located within Steeplechase subdivision. She reviewed the applicant's Power Point presentation and noted the proximity of the site to the Steeplechase clubhouse. Most of the building and parking areas will be on the flat area of the site. They are asking for SR-1/PD because the facility will serve the immediate neighbors and because daycare is residential in nature. She stated that they will emulate the architecture of the Steeplechase clubhouse. The entrance of the child care center will be at the crest of the road and there will be no sight distance issues. She reviewed the Engineering Plan. She stated that the entrance is directly across from Overland Ridge. The building is approximately 6,600 square feet in size. They propose a detention pond in back left corner of the site. One playground area is shown on the plan, but Ms. Sommerkamp has since indicated that there will probably be at least one additional playground in order to separate the age groups when the children are outside. Sanitary sewer is available. She reviewed the aerial photograph and noted the creeks that run with the property line. She noted the vegetation on the site and around the site. She reviewed the elevations and stated that their goal is to emulate the Steeplechase clubhouse as closely as possible. They are not set on materials. She stated that the Traffic Study was conducted at the existing Abby's Child Enrichment Center on U.S. 42 on April 11, 2007 during the AM and PM peak hours. In the AM peak (7:30 AM to 9:00AM), there were 61 movements into the parking lot and 56 movements out of the parking lot, which is probably due to 5 employee vehicles. In the PM peak pick-up hours (4:00 PM to 5:30 PM), there were 49 movements into and 49 movements out of the parking lot. AM peak total movements were 117 and PM peak total movements were 98. She stated that this type of use does not generate a large amount of trips. They believe many of the children will come from this community or nearby surrounding communities.

Ms. de Sola stated that daycare would work within an Employment Planned Development zone, but it would be a better fit within a Residential zone because daycare is residential in nature. Daycare would be a supportive use within a

Residential zone. She stated that the facility will serve the immediate local area and will not be a regional draw. At Ms. Sommerkamp's other facilities, most of the students in daycare are from the immediate surrounding area. Studies show that parents tend to send their children to daycare that is close to home. She submitted a copy of the applicant's Power Point presentation (see Exhibit 1). This concluded the applicant's presentation.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition. There was no response.

The Chairman asked if there were any comments or questions from the Commissioners.

Mr. Breetz noted the information presented by Ms. Bollman regarding the trips in and out of the facility in Florence. He questioned the maximum number of occupants at that facility. Ms. Bollman responded that there is a maximum of 125 children at the Florence facility and the proposed facility will be the same size as the Florence facility.

Mr. Reynolds stated that the buildings shown in the applicant's Power Point presentation have building-mounted signage. He noted Staff's comment that building-mounted signage may be a problem and asked that signage be addressed at the Committee Meeting. Ms. de Sola agreed.

Mr. Bunger noted that the design capacity is the same at both facilities and questioned how many children are enrolled at the Florence facility. Ms. Sommerkamp responded that they are maxed out at 125 children at the Florence location.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on May 16, 2007 at 5:00 PM. This item will be on the Agenda for the Business Meeting on June 6, 2007 at 7:00 PM.

The Chairman closed this Public Hearing.

APPROVED:

Arnold Caddell, Chairman

Attest:

Jan Hancock, Recording Secretary

Exhibit 1 – Applicant’s Power Point presentation *Abby’s Child Enrichment Center at Steeplechase, Boone County, Kentucky, May 2, 2007* submitted by Megan de Sola