

**BOONE COUNTY BOARD OF ADJUSTMENT
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BUSINESS MEETING
MAY 10, 2017
6:00 P.M.**

Mr. Whitton called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT:

Mr. George Whitton, Chairman
Mr. Justin Bailey
Mrs. Sherry Hempfling
Mr. Richard Miller
Mr. Chris Vaught

STAFF MEMBERS PRESENT:

Mr. Todd Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Mr. Whitton stated the Board members received copies of the minutes of the Boone County Board of Adjustment meeting of April 12, 2017. He asked if there were any comments or corrections? Mr. Vaught moved to approve the minutes and Mrs. Hempfling seconded the motion. Mr. Whitton called for the vote and it carried unanimously.

ACTION ON REVIEWS

- 1. Request of Blakestone Properties for a Change in Nonconforming Use to allow the use of a building to be changed from light manufacturing and assembly of large metal products to warehousing and repackaging of energy drinks and other general consumer products with the assembly of display racks. The application would also allow the existing nonconforming use to be retained in an Agriculture One (A-1) zoning district. The approximate 9.17 acre site is located at 7595 River Road, Boone County, Kentucky.**

Staff Member, Todd K. Morgan, presented the Staff Report which included a PowerPoint presentation (see Staff Report).

Mr. Whitton asked the applicant if he wanted to speak?

Mr. Joe Lawrie said he was the current owner of the building. 123 Wellness has been in the building for approximately 5 years. He believes the proposed business is a less intense use than they are because they should have less truck traffic. He offered to answer any questions.

Mr. Whitton asked if the Board had any questions for the applicant?

Mr. Miller said there was a conflict between the two letters that were submitted by SME. One letter says the use will serve one customer that specializes in energy drinks and the other says there could be a second customer that uses plastics in totes and drums which are used in personal care and healthcare items.

Mr. Mathew Sylvester said SME will not be serving the customer with the plastics out of this facility. The facility will only serve the customer that specializes in energy drinks. The facility will take some pressure off another facility they have in Erlanger.

Mr. Whitton asked if anyone else in the audience wanted to speak regarding the request? There was no response.

Mr. Miller made a motion to approve the request with the following conditions:

- 1. All business operations shall be performed inside the building.**
- 2. There shall be no outside storage.**
- 3. No more than 5 truck deliveries shall be permitted per business day.**

Mr. Vaught seconded the motion. Mr. Whitton called for a vote and it carried 5-0.

ADJOURNMENT

Mr. Whitton asked for a motion to adjourn the meeting. Mr. Vaught made a motion to adjourn and Mr. Miller seconded the motion. Mr. Whitton called for the vote and the meeting was adjourned by unanimous consent at 6:10 p.m.

APPROVED

Mr. George Whitton, Chairman

ATTEST:

**Todd K. Morgan, AICP
Senior Planner**