

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
MARCH 1, 2017
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's March 1, 2017 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Greg Breetz
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Matt Apke
Mr. Randy Bessler
Mr. Kim Bungler, Secretary/Treasurer
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Kevin T. Wall, Director, Zoning Services
Mr. Bob Jonas, Director, Planning Services

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the February 1, 2017 Business Meeting. He asked if there were any comments or corrections? **Mr. Turner moved to approve the Minutes as presented. Mr. Patton seconded the motion and it carried unanimously.**

BILLS:

Mr. Kevin P. Costello, AICP, 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 February 2, 2017 through March 1, 2017.

EXPENSES:

Accounting Fees	\$ 404.70
Attorney Fees	3,600.00
Auto Expense	55.70
Consultant/Professional Svcs Fees	1,500.00
Filing Fees (CLURs)	96.00
Legal Ads/Recruitment	54.52
Miscellaneous Expense	67.94
Office & Board Mtg. Supplies	976.26
Office/Equipment Maintenance	231.57
Office Equipment/Expense	5.34
Printing/Pub/Dues/Subscriptions	900.00
TOTAL:	\$ 7,892.03

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 5,458.33
Health / Dental / Life / LTD	17,735.37
Retirement - BCPC Portion	14,099.50
Salaries - Staff Expense	76,450.71
Salaries BCPC	420.00
Unemployment Insurance	506.90
TOTAL:	\$114,670.81
GRAND TOTAL:	\$122,562.84

Mr. McMillian moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Patton seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT - Greg Breetz, Chairman, Kevin Wall, Staff

1. Request of **Robert G. Rothert, Abercrombie & Associates, Inc. (applicant)** for **E-Town Development Company LLC and Traditions Development Company, Ltd. (owner)** for a Zoning Map Amendment from Agriculture (A-1) and Recreation (R) to Suburban Residential One/Planned Development (SR-1/PD) for a 496.3 acre site located at 2035 Williams Road and at the terminus of Williams Road, Boone County, Kentucky. The request is for a zone change for a residential development, golf course, clubhouse, swimming pool, and driving range/teaching facility.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). Mr. Wall noted that the Committee voted unanimously to approve the request with Mr. Breetz, Mr. Bunger, Mrs. Kegley and Mr. Patton voting in favor of the request.

Mr. Costello asked Mr. Wall to summarize the changes to the Concept Development Plan for the benefit of the full Board made as a result of the Committee's work and the comments made at the Public Hearing. The proposed intersection to Williams Road was adjusted based upon the comments from the Boone County Engineer. It is aligned with Thornwilde Drive. There is some flexibility should Worldwide Boulevard be extended west as a result of the I-275/Graves Road Interchange Justification Study. The main road concept changed. There are some road sections in the Committee Report. Condition #4 outlines lane widths, parking areas and the multi-use path. The new boulevard will serve the residential traffic by providing a quicker and better route to Williams Road without using Little Williams Road.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Bob Rothert stated that the developer worked well with the Committee and Staff at two meetings. There was a lot of give and take to what was acceptable to everyone.

Chairman Rolfsen then asked if there were any questions or comments from the Board Members? He asked when the developer would start the project? Mr. Chris Penn responded after zoning approval and would be based on the schedule of selling lots or sections to a few builders.

Chairman Rolfsen asked if there was a motion to act on the request? Mr. Breetz moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to conditions. Mrs. Kegley seconded the motion and it passed unanimously.

New Business:

ZONING TEXT AMENDMENT - Kevin Wall, Staff

2. Request of the **Boone County Fiscal Court** to consider a series of Zoning Text Amendments to Articles 11 and 40 of the Boone County Zoning Regulations to define and permit “garbage transfer stations” as a Conditional Use in the Industrial Two (I-2) zone. The request is to evaluate and hear comments on proposed Zoning Text Amendments and how they affect the current Boone County Comprehensive Plan and Boone County Zoning Regulations.

Mrs. Kegley moved to schedule the Public Hearing for item #2 listed above on April 5, 2017 at 7:30 p.m. Mr. Patton seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, informed the Board that the first Project Management Team (PMT) meeting for the update of the Boone County Transportation Plan was held earlier today. It was a two hour meeting. As the project moves forward, the Staff will pass information onto the Board members. There will also be a website in order to obtain information. It is a year long project. There will be public meetings and a variety of ways to weigh in on recommendations and priorities with the use of questionnaires or surveys. The project is lead by OKI and a consultant is involved in partnership with the Boone County Fiscal Court. The Transportation Plan update coincides with the update of the Boone County Comprehensive Plan. Both projects are scheduled to be completed at the same time. Land Use Planning and Transportation Planning are related. The third part of the Trifecta of Planning is the update of the Airport Master Plan . Landrum and Brown is the consultant hired to complete the Airport project. Staff will be providing periodic updates of the 3 projects.

Second, as a result of the storm this morning, our GIS Staff was called into action to assist the Boone County Emergency Operations Center (EOC). Our staff was asked to track all emergency related incidents resulting in property damage. We mapped these incidents and provided data to city/county officials. Our GIS Staff is well aware of street and building locations. Special recognition goes to Steve Gay and his staff - Jack Phillips and James Horton.

COMMITTEE REPORTS:

AIRPORT REPORT: Mr. Bessler
No Report

ADMINISTRATIVE/PERSONNEL: Mr. Reynolds
No Report

ENFORCEMENT REPORT: Mr. Bunger
No Report

LONG RANGE PLANNING/COMPREHENSIVE PLAN: Mr. Schwenke
No Report

TECHNICAL/DESIGN REVIEW: Mr. Reynolds
No Report

EXECUTIVE REPORT: Mr. Rolfsen
No Report

CHAIRMAN'S REPORT: Mr. Rolfsen
No Report

OKI REPORT: Mr. Breetz
No Report

OTHER:

There being no further business to come before the Planning Commission, Mr. Hicks moved to adjourn the meeting. Mr. Patton seconded the motion. The meeting was adjourned by unanimous consent at 7:25 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director