

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

APRIL 5, 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 April 5, 2017 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Matt Apke
Mr. Kim Bunger, Secretary/Treasurer
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Mitchell A. Light, Assistant Zoning Administrator
Mr. Todd Morgan, AICP, Senior Planner
Mr. Bob Jonas, AICP, Director, Planning Services

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the March 1, 2017 Business Meeting. He asked if there were any comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Turner 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 March 2, 2017 through April 5, 2017.

EXPENSES:

Accounting Fees	\$ 473.98
Attorney Fees	3,600.00
Auto Expense	155.07
Consultant/Professional Svcs Fees	2,787.50
Filing Fees (CLURs)	224.00
Legal Ads/Recruitment	105.40
Miscellaneous Expense	459.80
Office & Board Mtg. Supplies	1,768.70
Office/Equipment Maintenance	422.98
Office Equipment/Expense	162.78
Postage Expense	473.07
Professional Development	939.40

TOTAL: \$ 11,572.68

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,826.05
Health / Dental / Life / LTD	16,506.92
Retirement - BCPC Portion	17,632.06
Salaries - Staff Expense	94,470.21
Salaries BCPC	610.00
Salaries BCBOA	140.00

TOTAL: \$136,185.24

GRAND TOTAL: \$147,757.92

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 - Kim Patton, Chairman, Kevin Wall, Staff

1. Request of **Andrew R. Ament (applicant)** for **Weaver Road Properties, LLC (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two (SR-2) for an approximate 10.8 acre site located at 919 Weaver Road and along the east side of Evergreen Drive between the properties at 8986 and 9034 Evergreen Drive, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residences.

Staff Member, Kevin Wall, referred to the original Concept Development Plan that was presented at the Public Hearing. He then showed a revised Concept Development Plan as a result of the Committee process. The primary road was straightened and a speed table was incorporated into the design. It met the approval of the County Engineer. A sidewalk was included along Weaver Road as well as turning lanes. A copy of the revised Concept Development Plan is attached to the Committee Report.

Mr. Wall then read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). The Committee Report found Mr. Breetz, Mrs. Kegley, Mr. Patton and Mr. Turner voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Dusing, attorney for the applicant, stated that he was available to answer any questions.

Chairman Rolfsen asked if there was a motion to act on the request? Mr. Patton moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to conditions. Mr. Breetz seconded the motion. Chairman Rolfsen asked if any of the Board Members had any comments or questions? Mr. Hicks inquired about Lot #27 and building orientation. He asked if the future lot owner wanted to face the house toward the cul-de-sac street would they have to come back before the Planning Commission for a Change in a Concept Development Plan? Mr. Wall replied that the Condition deals with the placement of the driveway and not the orientation of the house. Mr. Wall responded that if the property owner is putting the driveway on the cul-de-sac street and on the far side of the house, it would be permitted or equivalent. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Patton and seconded by Mr. Breetz. The motion passed unanimously.**

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Steve Turner, Chairman, Mitch Light, Staff

2. Request of **Atlantic Sign Co. (applicant)** for **WFF Investments, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 14.71 acre tract located at 11095 Dixie Highway, Kentucky (Freightliner). The request is for a Special Sign District in a Industrial One (I-1) zone to allow alternative signage.

Staff Member, Mitch Light, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). The Committee Report found Mr. Breetz, Mr. Turner, Mrs. Kegley and Mr. Patton voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Mike Cassidy, Atlantic Sign Company, stated that he was present to answer any questions.

Chairman Rolfsen then asked if there were any questions or comments from the Board Members?

Seeing none, Chairman Rolfsen asked if there was a motion to act on the request? Mr. Turner 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.

ZONING MAP AMENDMENT AND CHANGE IN CONCEPT DEVELOPMENT PLAN - Janet Kegley, Chairwoman, Todd Morgan, Staff

3. Request of **Episcopal Retirement Services Affordable Living LLC (applicant)** for **James L. Morgan and Sherry A. Morgan (owners)** for a Zoning Map Amendment from Commercial Two/Planned Development (C-2/PD) to Urban Residential Two/Commercial Two/Planned Development (UR-2/C-2/PD) for a 0.518 acre tract located on the northeast corner of the Gunpowder Road/Bill Wentz Drive intersection and a 3.635 acre tract located on the southeast corner of the Gunpowder Road/Bill Wentz Drive intersection, Florence, Kentucky. The request is for a zone change to allow a residential apartment development in addition to previously approved commercial uses; and the request of **Viox & Viox, Inc. (applicant)** for **Covington Shopping Center, LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 3.46 acre site located at 8537 US 42 (south side of Bill Wentz Drive), Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow an outdoor restaurant seating area and parking/vehicular area changes.

Mr. Patton announced that he would recuse himself from voting on Item #3 due to a conflict of interest related to business. Mr. Patton left the meeting room at this time.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). The Committee Report found Mr. Breetz, Mr. Turner and Mrs. Kegley voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Jay Kittenbrink, Episcopal Retirement Services Affordable Living stated that he was in favor of the request and was present to answer any questions.

Chairman Rolfsen asked if there was a motion to act on the request? Mrs. Kegley moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to conditions. Mr. Breetz seconded the motion.

Chairman Rolfsen asked if there were any questions from the Board Members? Mrs. Heilman inquired about signage for the proposed housing or retail development. Where is it located on the CVS lot? Mr. Morgan replied that the proposed development will be allowed to advertise on the existing CVS sign off U.S. 42 and Gunpowder Road. **Chairman Rolfsen asked for a vote on the original Motion made by Mrs. Kegley and seconded by Mr. Breetz. The Motion passed unanimously.**

Mr. Patton returned to the meeting room.

New Business:

CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Mitch Light, Staff

4. Request of **Golden Masonry Homes (owner)** for a Change in an Approved Concept Development Plan in a Rural Suburban (RS) zone for an approximate 3.4 acre site located on the southeast corner of the Bullittsville Road/Cornerstone Drive intersection, Boone County, Kentucky (Lots 1 through 7 of Cornerstone Estates Subdivision). The request is for a Change in an Approved Concept Development Plan to modify a previous condition of approval to allow seven homes to face Cornerstone Drive instead of Bullittsville Road.

ZONING MAP AMENDMENT AND CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

5. The request of **Francisville, LLC (owner)** for a Change in an Approved Concept Development Plan in a Residential Planned Development (RPD) zone for an approximate 12.2 acre site located at 1207 North Bend Road, Boone County, Kentucky, to modify a Concept Development Plan and previous conditions of approval to allow a reconfiguration of an approved commercial, attached single family residential, and multi-family residential development (Thornwilde Village); and the request of **Francisville, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Residential Planned Development (RPD) for an approximate 3.8 acre site located at 1173 North Bend Road, Boone County, Kentucky, to allow an expansion of Thornwilde Village consisting of multi-family residential buildings.

ZONING MAP AMENDMENT - Todd Morgan, Staff

6. Request of **The Drees Company (owner by contract)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Suburban Residential One (SR-1) for a 87.25 acre tract located on the north side of Frogtown Road between the properties at 10272 US 42 (St. Timothy Church) and 1664 Frogtown Road (U.S. Post Office), and across the road from the Frogtown

Road/Galileo Boulevard intersection, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residences

Mr. Patton moved to schedule the Public Hearing for items #4, #5 and #6 listed above on May 3, 2017 at 7:30 p.m. Mrs. Kegley seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

No Report

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: Mrs. Heilman

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. Breetz moved to adjourn the meeting. Mr. Bessler seconded the motion. The meeting was adjourned by unanimous consent at 7:33 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director