

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
SEPTEMBER 6, 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 September 6, 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
Mr. Kim Bungler, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Ms. Jamie Nieves
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:

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Mitchell A. Light, Assistant Zoning Administrator/ZEO

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the August 2, 2017 Business Meeting and the August 2, 2017 Public Hearings. 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 August 3, 2017 through September 6, 2017.

EXPENSES:

Accounting Fees	\$ 7,012.08
Attorney Fees	3,700.00
Auto Expense	234.75
Consultant/Professional Svcs Fees	1,681.25
Filing Fees (CLURs)	224.00
GIS Operations	7,634.82
Legal Ads/Recruitment	29.76
Miscellaneous Expense	638.84
Office & Board Mtg. Supplies	1,295.68
Office/Equipment Maintenance	422.66
Office Equipment/Expense	2.13
Postage Expense	1,500.00
Professional Development	418.33

TOTAL: 24,794.30

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,430.87
Health / Dental / Life / LTD	17,546.44
Retirement - BCPC Portion	15,173.67
Salaries - Staff Expense	102,533.99
Salaries BCPC	720.00
Salaries BCBOA	105.00

TOTAL: \$143,509.97

GRAND TOTAL: \$168,304.27

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 **Florence Baptist Church (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

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. Bunger, Mrs. Kegley 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? Seeing no one, **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. Kegley seconded the motion.** Chairman Rolfsen asked if there were any questions or comments from the Board? Mr. McMillian inquired whether the State required a deceleration lane? Mr. Wall replied that the State did not comment on the project. He explained that the Mt. Zion Road construction project is currently underway. The new four way intersection will be signalized and align with Tiburon Drive. Mr. Patton noted that the proposed school generates fewer trips than the church on Sunday. Mr. McMillian inquired about another access to the church site? Mr. Costello noted that the church has access to a residential subdivision on the west side and may connect to the adjoining property to the north. Mr. Bunger explained that the relocated access with a signalized intersection will make traffic flow much better when the church is operating. The school traffic with only 150 students is far less than the church traffic of a thousand people. Mr. Shipe noted that the new intersection has 8 lanes. There are 3 lanes going straight west. There is a turn lane into the church property, a left turn into Tiburon and another 3 lanes going east.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Patton and seconded by Mrs. Kegley. The motion passed unanimously.

ZONING MAP AMENDMENT - Kim Bunger, Chairman, Todd Morgan, Staff

2. Request of **Devesh Patel (applicant)** for **BBL Development, LLC (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay District (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay District (O-2/PD/HDO) for an approximate 2.15 acre site located on the southeast corner of the Vandecar Way/Seligman Drive intersection, Florence, Kentucky. The request is for a zone change to allow a hotel.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). Mr. Morgan noted that the

Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley 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. Devesh Patel, applicant, stated he was present to answer any questions.

Chairman Rolfsen asked if there was a motion to act on the request? Mr. Bunger moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to conditions. Mrs. Kegley seconded the motion. Chairman Rolfsen asked if any of the Board Members had any questions or comments. Mr. Lunneman asked if the hotel will have any colored up-lighting? Mr. Morgan responded that he did discuss it with the applicant but unfortunately it was never presented at the Public Hearing or made part of the public record. Mr. Patel stated that they would like to install blue up-lighting but will have to submit a Change in an Approved Concept Development Plan or a Special Sign District application at a later date. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Bunger and seconded by Mrs. Kegley. The motion passed unanimously.**

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Todd Morgan, Staff

3. Fairfield Inn & Suites - Lot 13B, Merchants Square Subdivision

Staff Member, Todd Morgan, referred to a PowerPoint presentation. The site is located in the lawsuit settlement area so there are separate architectural standards that apply in building design/materials. The proposed building will be full height masonry. He showed the building color palette. The proposed hotel will have 91 rooms. Mr. Morgan presented the architectural drawings for the proposed hotel. It will be all brick and stone. There is trellis roofing at the top of the building. It will have 3 shades of brick. The overall building height is 55' 1" which includes a parapet. The stone will be textured and smooth with a buff color. The retaining wall will be either Allen Block or a Lagging Wall. The dumpster material will match the building. Mr. Morgan stated that the Technical/Design Review Committee met prior to the Business Meeting and recommended approval.

Mrs. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation. Mr. Schwenke seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Kevin Wall, Staff

4. CVG Site 6B East - Ted Bushelman Boulevard

Staff Member, Kevin Wall, referred to a PowerPoint presentation. The proposed building is a 260,000 square foot warehouse located behind the Aldi's store on Ted Bushelman Boulevard. The site is accessed by Renegade Way. The building design is very similar to the building across the street. Mr. Wall showed some elevations of the proposed building. It is a pre-painted pre-cast concrete building. It has some pre-fabricated corrugated metal panels. The design has some joggings to break up the 960 foot long building view from Ted Bushelman Boulevard. The rooftop equipment will not be visible from the road. Mr. Wall noted that the Technical/Design Review Committee met prior to the Business Meeting and voted to approve the request subject to the

condition that the space between the building and sidewalk be filled in with landscaping material. Mr. Wall noted there is no specific tenant in mind at this time.

Mrs. Heilman moved to approved the request based upon the Technical/Design Review Committee recommendation with the condition that the applicant provide intensive landscaping in the 4 foot strip along the building. Ms. Reeves seconded the motion and it passed unanimously with one condition.

New Business:

ZONING MAP AMENDMENT - Todd Morgan, Staff

5. Request of **Hilltop Basic Resources, Inc. (applicant)** for **David J. Biedenbender and James A. Biedenbender (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Industrial Two (I-2) for a 18.03 acre site located at 3202 and 3204 Mineola Pike, Boone County, Kentucky. The request is for a zone change to allow a concrete plant.

ZONING MAP AMENDMENT, CONDITIONAL USE PERMIT, AND VARIANCE - Kevin Wall, Staff

6. Request of **Bayer Becker (applicant)** for **BEX Farms Inc. (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Industrial Two (I-2), and a Conditional Use Permit and Variance, for an approximate 12 acre area located on the northeast corner of the Production Drive/Resource Drive intersection, including the parcel at 1543 Resource Drive, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow a solid waste transfer station, and a Variance from Section 1143, #14, paragraph "I" of the Boone County Zoning Regulations to allow the spacing requirement between a parcel containing a solid waste transfer station and a parcel containing a single family residence to be reduced.

Mr. Hicks moved to schedule a Public Hearing for items #5 and #6 listed above on October 4, 2017 at 7:30 p.m. Mr. Schwenke seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, Executive Director, announced that the Airport Committee Meeting scheduled for September 28th has been cancelled. Second, Mr. Costello referred to his August 15, 2017 memo regarding the appointment of a new Walton Board of Adjustment Board Member. KRS 100.217(5) requires the Planning Commission to make the appointment if the City of Walton does not take action within 60 days of a Board vacancy. As a result, it recommended that the Planning Commission appoint Adam Croweak to the Walton Board of Adjustment to serve the remaining time of Robin Baker's term or from September 7, 2017 to June 30, 2018. Mrs. Kegley seconded the motion and it passed unanimously. Finally, Mr. Costello referred to his memo dated August 11,

2017 regarding updating the list of Zoning Enforcement Officers for the City of Florence. Based upon KRS 100.991(4), it is recommended that the Planning Commission appoint Jeremy Kleier, Dale Jesensky and Mike Macaluso as Zoning Enforcement Officers for and within the City of Florence. Mr. Hicks moved to appoint Jeremy Kleier, Dale Jesensky and Mike Macaluso as Zoning Enforcement Officers for and within the City of Florence. Mr. Schwenke seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

AIRPORT REPORT:

ADMINISTRATIVE/PERSONNEL: Mr. Turner
No Report

ENFORCEMENT REPORT: Mr. Bungler
No Report

LONG RANGE PLANNING/COMPREHENSIVE PLAN:
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:
None

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 7:35 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director