

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
OCTOBER 4, 2017  
7:00 P.M.**

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's October 4, 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  
Mr. Rick Lunnemann  
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:**

Mrs. Janet Kegley  
Ms. Jamie Nieves

**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/ZEO  
Mr. Robert A. Jonas, Director, Planning Services

**Approval of the Minutes:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the September 6, 2017 Business Meeting and the September 6, 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 September 7, 2017 through October 4, 2017.

**EXPENSES:**

Accounting Fees	\$ 1,628.19
Attorney Fees	3,700.00
Auto Expense	118.44
Consultant/Professional Svcs Fees	3,150.00
Filing Fees (CLURs)	144.00
Legal Ads/Recruitment	186.60
Miscellaneous Expense	151.41
Office & Board Mtg. Supplies	1,150.64
Office Equipment/Expense	5.30
Postage Expense	252.00
Printing/Pub/Dues/Subscriptions	81.00
Professional Development	75.00

**TOTAL: 10,642.58**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 5,625.24
Health / Dental / Life / LTD	18,600.76
Retirement - BCPC Portion	19,160.93
Salaries - Staff Expense	77,943.49
Salaries BCPC	875.00
Salaries BCBOA	175.00

**TOTAL: \$122,380.42**

**GRAND TOTAL: \$133,023.00**

**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 Bunger, Chairman, Mitch Light, Staff**

1. Request of **Steve Berling (applicant)** for **Dave Kroth (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One (SR-1) for a 17 acre site located at the terminus of McGuire Lane and to the east of the properties at 6713, 6717, 6721, 6725, 6729, 6733, 6737, 6741, 6745, 6749, 6753, 6757, and 6761 Gordon Boulevard and 600 McGuire Lane, to the south of the properties at 605 and 609 McGuire Lane and 623, 627, 631, 635, 639, 643, and 647 Makayla Court, and to the south and east of the property at 601 McGuire Lane, Boone County, Kentucky. The request is for a zone change to allow the expansion of an existing subdivision for detached single family residences (Gunpowder Trails).

Mr. Hicks left the meeting room.

Staff Member, Mitch Light, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). Mr. Light 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.

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. Bunger moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to conditions. Mr. Patton seconded the motion.**

Chairman Rolfsen asked who will maintain the retention lake? Mr. Light replied that the property owners will own and maintain the lake. The overflow structure itself will be owned and maintained by SD1. Two of the ponds will be removed and the lake will be kept. Mr. Patton noted there are additional regulations that will require a developer to connect a street within 300 feet of the existing subdivision. Mr. Light showed a copy of the requirements on the screen and read the text.

**“Temporary Dead-End Streets and Street Connections to Adjoining Tracts or Areas.**  
The street connection with adjoining property shall be constructed upon Final Plan recording of seventy five percent (75%) of the subdivision lots as approved on the Preliminary Plat, or if a contributing street in the subdivision is within 300 feet of the connection to the adjoining property.”

Mr. Light stated that the street connection is coming from a different adjoining subdivision. Mr. Berling replied that the street connection would occur by 2021.

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

**LONG RANGE PLANNING/COMP PLAN - Bob Schwenke, Chairman, Robert Jonas & Matthew Becher, Staff**

2. Request of the **Long Range Planning/Comp Plan Committee** to hold a Public Hearing to present and hear comments regarding the 2017 update of the **Boone County Comprehensive Plan** Goals and Objectives. The Goals and Objectives include the following sections: Overall, Demographics, Environment, Natural and Cultural Resources, Economy, Public Facilities, and Transportation. The Goals and Objectives will form the basis for the update of the remaining Elements/Chapters of the 2017 **Boone County Comprehensive Plan**.

Staff Member, Robert Jonas, read the Committee Report, which recommended approval of the Goals and Objectives based upon Findings of Fact (see Committee Report). Mr. Jonas noted that the Committee voted unanimously to approve the request with Mr. Schwenke, Mr. Breetz, Mr. Hicks, Mrs. Kegley and Mr. Patton voting in favor of the request.

Mr. Costello further explained that the Board was voting tonight to approve the Goals and Objectives as presented in Attachment A of the Committee Report as recommended by the Long Range Planning/Comp Plan Committee. Further, Mr. Wilson stated that if the Board would vote on the proposed Goals and Objectives tonight, a Resolution has been prepared. The Resolution incorporates by reference and is based upon the Committee Report, the Goals and Objectives themselves, the September 6, 2017 Staff Report presented at the Public Hearing and the official minutes of the September 6, 2017 Public Hearing.

**Chairman Rolfsen asked if there was a motion to act on the request? Mr. Schwenke moved to approve the Goals and Objectives by Resolution to the Boone County Fiscal Court and the Cities of Florence, Union and Walton, based upon the Committee Report. Mr. Hicks seconded the motion and it passed unanimously.**

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

3. LaQuinta Inn & Suites - 250 Meijer Drive

Staff Member, Kevin Wall, referred to a PowerPoint presentation. Mr. Wall showed photographs of the existing hotel. The proposal is to change the colors of the building. The proposed color is a range of browns/tans. It includes a dark brown, a light brown and a tan or off-white color. All 3 colors meet the requirements of the **Houston-Donaldson Study**. Mr. Wall noted that the Technical/Design Review Committee met prior to the Business Meeting and recommended approval. No changes are being contemplated for the roof or landscaping.

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

New Business:

ZONING MAP AMENDMENT AND VARIANCE - Mitch Light, Staff

4. Request of **Jim Thomas, President and CEO of The Harper Company (applicant)** for **Billy Vines, Judith Vines, and Shayeson Huff Properties, LLC (owners)** for a Zoning Map Amendment from Industrial One (I-1) to Industrial Two (I-2), and a Variance, for an approximate 10 acre area located at 1582 and 1648 Petersburg Road, Boone County, Kentucky. The request is for a zone change to allow construction related uses and all I-2 zone Principally Permitted and Accessory Uses, and a Variance from Section 3645 of the Boone County Zoning Regulations to reduce the required landscape buffer yard along the east property line.

ZONING MAP AMENDMENT - Kevin Wall, Staff

5. Request of **Jay Bayer, Bayer Becker Inc. (applicant)** for **Toebben, Ltd. (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Suburban Residential Three/Commercial One/Planned Development (SR-3/C-1/PD) for an approximate 2.2 acre lot located at 1892 Stahl Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of a residential phase in the previously approved Rivers Pointe Estates development (no increase in number of dwelling units for the overall Rivers Pointe Estates development).

CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff

6. Request of **Viox & Viox (applicant)** for **Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corpotation (owners)** for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

ZONING MAP AMENDMENT - Mitch Light, Staff

7. Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point

Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

**Mr. Hicks moved to schedule a Public Hearing for items #4, #5, #6 and #7 listed above on November 1, 2017 at 7:30 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.**

**EXECUTIVE DIRECTOR'S REPORT:**

No Report

**COMMITTEE REPORTS:**

**AIRPORT REPORT:**

No 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. Patton moved to adjourn the meeting. Mr. Hicks seconded the motion. The meeting was adjourned by unanimous consent at 7:26 p.m.**

**APPROVED**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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**Kevin P. Costello, AICP**  
**Executive Director**