

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
FEBRUARY 7, 2018
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's February 7, 2018 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. Don McMillian
Ms. Jamie Nieves
Mr. Kim Patton
Mr. Charlie Rolfsen, Chairman
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Bob Schwenke
Mr. Brad Shipe

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the January 3, 2018 Business Meeting and the January 3, 2018 Public Hearing. He asked if there were any comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Breetz 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 January 4, 2018 through February 7, 2018.

EXPENSES:

Accounting Fees	\$	955.25
Attorney Fees		3,700.00
Auto Expense		62.23
Consultant/Professional Svcs Fees		9,136.19
Filing Fees (CLURs)		176.00
Legal Ads/Recruitment		143.20
Miscellaneous Expense		340.44
Office & Board Meeting Supplies		815.03
Office/Equipment Maintenance		465.38
Office Equipment/Expense		409.56
Printing/Pub/Dues/Subscriptions		<u>1,361.29</u>

TOTAL: **17,564.57**

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$	7,020.75
Health / Dental / Life / LTD		17,757.53
Retirement - BCPC Portion		14,895.57
Salaries - Staff Expense		97,284.99
Salaries BCPC		875.00
Salaries BCBOA		140.00
Salaries FBOA		<u>140.00</u>

TOTAL: **\$138,113.84**

GRAND TOTAL: **\$155,678.41**

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. Bessler seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT - Todd K. Morgan, Staff

1. Request of **Anchor Retail Solutions, LLC (applicant)** for **Arlinghaus I, LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Commercial Two/Planned Development (C-2/PD) for an approximate 1.71 acre site located on the east side of US 42, on the southeast corner of the intersection with Fowlers Lane and to the west of the property at 9075 US 42 (Kroger fuel center), Union, Kentucky. The request is for a zone change to allow a multi-tenant commercial building.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). Mr. Morgan showed a copy of the site layout and landscaping plan (12/14/17), revised building elevations (1/17/18), a monument sign drawing (1/17/18) and a drive-thru canopy sign drawing (1/17/18). He noted that the Committee voted 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?

Ms. Anne McBride, representing Anchor Retail Solutions, LLC, stated that she supported the Committee recommendation and that she was present to answer any questions.

Seeing no further comments or questions, Chairman Rolfsen asked if there was a motion to act on the request? **Mr. Breetz moved to approve the request by Resolution to the City of Union based upon the Committee Report and subject to conditions. Mr. Patton seconded the motion.**

Seeing no further questions or comments from the Board, Chairman Rolfsen asked for a vote on the motion and it passed unanimously.

New Business:

None

EXECUTIVE DIRECTOR'S REPORT: Kevin P. Costello, AICP

No Report

COMMITTEE REPORTS:

AIRPORT: Mr. Bessler

No Report

ADMINISTRATIVE/PERSONNEL: Mr. Turner

No Report

ENFORCEMENT: Mr. Bunger
No Report

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

TECHNICAL/DESIGN REVIEW: Mrs. Heilman
No Report

EXECUTIVE: Mr. Rolfsen
No Report

CHAIRMAN: Mr. Rolfsen
No Report

OKI: Mr. Breetz
No Report

OTHER:

Mr. Kevin P. Costello invited former Planning Commission member Charlie Reynolds to the front of the meeting room. Mr. Costello noted that Mr. Reynolds was appointed by Mayor Diane Whalen in 1999 and served 18 years on the Board. Mr. Reynolds served as Chair of the Technical/Design Review Committee and the Administrative Committee as well as an alternate on the Zone Change Committee. Chairman Rolfsen presented a glass plaque from Sterling Cut Glass honoring Mr. Reynolds for his 18 years of service to the Planning Commission and the community. Mr. Reynolds stated it was an honor and a pleasure to serve on the Planning Commission. He thanked everyone and noted that serving the community is important in making it better.

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. Breetz seconded the motion. The meeting was adjourned by unanimous consent at 7:15 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP

Executive Director