

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
MAY 2, 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 May 2, 2018 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bunger, Secretary/Treasurer
Mr. Rick Lunnemann
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. Greg Breetz
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Bob Schwenke
Mr. Brad Shipe

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Mitch Light, Asst. Zoning Administrator/ZEO

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the April 4, 2018 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 April 5, 2018 through May 2, 2018.

EXPENSES:

Accounting Fees	\$ 424.12
Attorney Fees	3,700.00
Auto Expense	-34.32
Consultant/Professional Svcs Fees	1,975.00
Filing Fees (CLURs)	176.00
Legal Ads/Recruitment	91.36
Miscellaneous Expense	87.27
Office & Board Meeting Supplies	2,116.63
Office Equipment/Maintenance	118.99
Office Equipment/Expense	5.45
Printing/Pub/Dues/Subscriptions	<u>329.02</u>

TOTAL: 8,989.52

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 5,370.48
Health / Dental / Life / LTD	16,725.46
Retirement - BCPC Portion	14,252.66
Salaries - Staff Expense	74,584.83
Salaries BCPC	490.00
Salaries BCBOA	<u>175.00</u>

TOTAL: \$111,598.43

GRAND TOTAL: \$120,587.95

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:

None

New Business:

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

1. Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a Special Sign District in a Commercial Two (C-2) District (Zoning Map Amendment to Industrial One [I-1] is pending) to allow alternative signage.

ZONING MAP AMENDMENT - Kevin Wall, Staff

2. Request of **Al Neyer, Inc./Matt Blankenship (applicant)** for **KY 18 Acres, LLC c/o Stu Walker (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 10.87 acres, and a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 50.78 acres, both within a 66.3 total acre site that is located on the northeast corner of the Burlington Pike/Aero Parkway intersection, along the south side of Aero Parkway, and to the north of the properties at 5945, 5965, 5975, and 5985 Centennial Drive, and 5785 Constitution Drive, Boone County, Kentucky. The request is for two zone changes to allow uses permitted in the UR-3 and I-1 zones.

Mr. Patton moved to schedule a Public Hearing for items #1 and #2 listed above on June 6, 2018 at 7:30 p.m. Mr. Turner seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, Executive Director, referred to his April 30, 2018 Memo. He explained that the Zoning Enforcement Officer position has been vacant for about 2 months. About ninety applicants applied for the position and the search was narrowed to 4 candidates. As a result it is recommended that the Planning Commission appoint or hire Bob Krebs as a Zoning Enforcement Officer effective May 7, 2018 based upon the April 30, 2018 Memo. Mr. Costello stated that Mr. Krebs resume is attached to the Memo.

Mr. Lunnemann moved to appoint or hire Mr. Krebs based upon recommendation of the Executive Director and the April 30, 2018 Memo. Mr. Bunger seconded the Motion and it carried unanimously.

Mr. Costello mentioned that the Long-Range Planning/Comprehensive Plan Committee may meet twice a month due to the volume of material to be reviewed for the Comprehensive Plan Update. The next regularly scheduled Committee meeting is May 16, 2018 and the Committee may possibly

have one on May 30th. He stated that a notice will be prepared to remind the Committee members. Mr. Costello stated that the Long-Range Planning/Comprehensive Plan Committee may have to push back the meetings towards the end of June and July simply because the normal date (3rd Wednesday of each month) may conflict with the Zone Change Committee. He reminded the Airport Committee that the meeting scheduled for May 24th is on and it will be held at the Airport at 12:00 noon.

Mr. Costello distributed the latest version of the list of Boone County road construction projects. He noted there are a lot of projects that will be bid this year including the middle section of Pleasant Valley Road and the U.S. 42/Weaver Road intersection. Right of way for the I-75/Mt. Zion Road project is currently being purchased. He mentioned the federal Infra Grant and, if awarded, would expedite the reconstruction of the I-75/Mt. Zion Road I-75/Richwood Road Interchanges. Mr. Costello referenced a variety of multi-use path/sidewalk projects - KY 18, KY 237, Frogtown Road, Longbranch Road, etc.. The list represents active construction projects. About \$300 million was allocated towards Northern Kentucky from the state budget. About \$150 million of the \$300 million has been set aside for Boone County in the Biennium Budget. He mentioned that the I-75/Richwood Road project will be one year behind the I-75/Mt. Zion Road project.

Mr. Costello then distributed an aerial photograph of the CVG Trail Plan prepared by Daniel Menetry from the Boone County Public Works Department. This plan is an updated version of the original plan put together from the Friends of CVG group. It shows existing multi-use paths, newly funded but not yet built multi-use paths and proposed but unfunded multi-use paths. The drawing shows the extension of the multi-use path system on existing roads or rights of way. Future construction would be contingent on state and/or federal grant funding or private funding. Private funding could be foundations, area private businesses or even St. Elizabeth Health Care since the Florence hospital is located nearby. The development community could also construct a portion of a multi-use path if it benefits their development. Usually, multi-use paths are 10 feet in width but some have been built with 8 foot widths. Each year, the Fiscal Court identifies potential projects and grant funding.

Chairman Rolfsen asked if multi-use paths are an attraction for new businesses locating in the area for health reasons? Ms. Nieves responded yes.

COMMITTEE REPORTS:

AIRPORT: Mr. Bessler
No Report

ADMINISTRATIVE/PERSONNEL: Mr. Turner
No Report

ENFORCEMENT: Mr. Bungler
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:

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. Bessler seconded the motion. The meeting was adjourned by unanimous consent at 7:27 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director