

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
AUGUST 1, 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 August 1, 2018 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance. Chairman Rolfsen welcomed the Planning Commission's newest Board Member, Mr. Steve Harper. Mr. Harper represents the City of Union.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Mark Hicks

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the July 5, 2018 Business Meeting and the July 11, 2018 Special Public Hearing. He asked if there were any comments or corrections? **Mrs. Kegley 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 July 6, 2018 through August 1, 2018.

EXPENSES:

Accounting Fees	\$ 1,425.34
Attorney Fees	3,800.00
Auto Expense	-45.00
Consultant/Professional Svcs Fees	1,887.50
Filing Fees (CLURs)	240.00
GIS Operations	160.00
Legal Ads/Recruitment	40.16
Miscellaneous Expense	530.36
Office Equipment/Expense	20.34
Office/Liability Expense	24,085.71
Postage Expense	500.00
Printing/Pub/Dues/Subscriptions	37.00
Professional Development	649.66
Workers Comp Insurance	<u>7,147.80</u>

TOTAL: 40,478.87

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 4,346.83
Health / Dental / Life / LTD	19,027.84
Retirement - BCPC Portion	16,519.83
Salaries - Staff Expense	62,163.53
Salaries BCPC	555.00
Workers Comp Insurance	<u>7,147.80</u>

TOTAL \$109,760.83

GRAND TOTAL: \$150,239.70

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 - Janet Kegley, Chairwoman, Kevin Wall, Staff

1. Request of **Al Neyer, Inc./Matt Blankenship (applicant)** for **KY 18 Acres, LLC c/o Paul Vesper (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 12.8 acres, and a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 47.2 acres, both within a 66.3 total acre tract 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.

Mrs. Kegley moved to defer the request until the September 5, 2018 Business Meeting to be held at 7:00 p.m. in the Fiscal Courtroom. . Mr. Bunger seconded the motion. All members present voted in favor of the motion with the exception of Mr. Patton who abstained from voting due to a conflict of interest. The next Committee Meeting regarding the request will be held at 5:00 p.m. on August 15, 2018 in the Fiscal Courtroom

New Business:

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Michael Schwartz, Staff

2. Request of **David M. Blair (applicant)** for **Blair Professional Center (owner)** for a Zoning Map Amendment for a Special Sign District for a 2.04 acre site located at 1821 Florence Pike, Boone County, Kentucky. The request is for a Special Sign District in a Office One (O-1) District to allow an electronic message center on a monument sign.

ZONING MAP AMENDMENT AND VARIANCE - Todd Morgan, Staff

3. Request of **Drees Company - Matt Mains (applicant)** for **Aylor Investments Limited Partnership, Raymond O. Godsey, Jr., and Akin & Miller Land Developers (owners)** for a Zoning Map Amendment from Rural Suburban (RS) and Suburban Residential One (SR-1) to Suburban Residential Three (SR-3), and a Variance, for a 44.7277 acre site located on the east side of Old North Bend Road, approximately 220 feet south/southeast of the Britt Drive/Old North Bend Road intersection, to the north, south, and east of the properties at 1820 and 1828 Old North Bend Road, at the terminus of Cardinal Way and Grandview Drive, and including the tract at 1846 Old North Bend Road, Boone County, Kentucky. The request is for a zone change to allow attached residential condominiums and a Variance from Section 3645 "Buffer Yards" of the Boone County Zoning Regulations to allow the required perimeter landscape areas to be reduced from Buffer Yard C to Buffer Yard B.

Mr. Lunnemann moved to schedule a Public Hearing for items #2 and #3 listed above on September 5, 2018 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 there is a Public Workshop regarding the CVG Airport Master Plan. It will be held on Tuesday, August 7, 2018 from 5:00 - 7:00 p.m. on the first floor of the CVG Centre located at 77 Comair Boulevard, Erlanger. It is the first of three planned workshops. Mr. Costello informed the Board that he will arrange a presentation of the CVG Master Plan before the Planning Commission when it is near completion. It would be a good training session.

Mr. Costello also noted that with Mitch Light's retirement, the staff has advertised a Planner position. He will keep the Board informed of the search. In the meantime, Mr. Michael Schwartz is working part-time for the Planning Commission to fill the void with Mitch's departure.

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

Mr. Schwenke noted that the Comprehensive Plan Update is moving along and going well. The Committee has been reviewing draft chapters including the most recent - Public Facilities and Services.

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. Schwenke moved to adjourn the meeting. Mr. Patton seconded the motion. The meeting was adjourned by unanimous consent at 7:10 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director