

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
SEPTEMBER 5, 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 September 5, 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
Mr. Steve Harper
Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mrs. Janet Kegley
Mr. Kim Patton, Vice Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd Morgan, AICP, Senior Planner
Mr. Robert Jonas, AICP, Director, Planning Services
Mr. Michael Schwartz

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the August 1, 2018 Business Meeting. He asked if there were any comments or corrections? **Mr. Turner moved to approve the Minutes as presented. Mr. Harper 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 2, 2018 through September 5, 2018.

EXPENSES:

Accounting Fees	\$ 7,079.93
Attorney Fees	3,800.00
Auto Expense	335.68
Consultant/Professional Svcs Fees	5,923.17
Filing Fees (CLURs)	128.00
GIS Operations	29,691.85
Legal Ads/Recruitment	96.84
Miscellaneous Expense	251.00
Office & Board Meeting Supplies	3,038.01
Office / Equipment Maintenance	429.71
Office Equipment/Expense	-9.66
Printing/Pub/Dues/Subscriptions	533.50
Professional Development	<u>50.00</u>

TOTAL: 51,348.03

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,988.39
Health / Dental / Life / LTD	17,045.01
Retirement - BCPC Portion	21,058.56
Salaries - Staff Expense	110,821.80
Salaries BCPC	<u>490.00</u>

TOTAL \$157,403.76

GRAND TOTAL: \$208,751.79

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. Lunnemann 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.

Staff Member, Kevin Wall, gave a quick review of the project since the Public Hearing was held in July. The project has 2 options for the industrial section - one big building and 2 small buildings. There are exhibits attached to the Committee Report which will be explained later. He read the Committee Report which recommended approval based upon Findings of Fact and Conditions (See Committee Report).

Mr. Wall stated that the Committee voted to approve the request with Mr. Bunger, Mrs. Kegley and Mr. Lunnemann 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. Ryan Reardon, Al Neyer, Inc., stated that he had nothing to add in support of the project.

Seeing no further comments or questions, Chairman Rolfsen asked if there was a motion to act on the request? **Mr. Lunnemann moved to approve the Zoning Map Amendment request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to conditions. Mr. Breetz seconded the motion and it passed unanimously.**

New Business:

ZONING MAP AMENDMENT - Todd Morgan, Staff

2. Request of **Steven Berling (applicant)** for **Cathy Dryden, John Dryden, Cynthia Schroeder, and Jerry Inskeep (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 14.86 acre site located on the east side of Gunpowder Road, approximately 40 feet north of the Gunpowder Road/Ridgeview Drive intersection, approximately 25 feet south of the Gunpowder Road/Bill Wentz Drive intersection, and including the property at 8756 Gunpowder Road, Boone County, Kentucky. The request is for a zone change to permit memory care, assisted living, and senior housing.

Mr. Hicks moved to schedule a Public Hearing for item #2 listed above on October 3, 2018 at 7:30 p.m. Mr. Schwenke seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, stated that AI Neyer, Inc. Has submitted an application to schedule a Special Business Meeting for September 19, 2018 at 7:00 p.m. in order for the Planning Commission to approve their September 5, 2018 Business Meeting minutes. **Mr. Hicks moved to schedule the Special Business Meeting for September 19, 2018 at 7:00 p.m. Mr. Schwenke seconded the motion and is passed unanimously.** Mr. Costello reminded the Board that the Zone Change Committee will meet on September 19 at 5:00 p.m. and the Long-Range Planning/Comp Plan Committee meet on the same day at 7:00 p.m. or immediately following the Special Business Meeting.

Mr. Costello also reminded the Board Members if they are interested in obtaining more training hours, there is a conference coming up in October in Cincinnati. Finally, the Airport Committee is tentatively scheduled to meet on September 27, 2018 at 12:00 noon. He is waiting on confirmation of this meeting from the Airport.

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:

There being no further business to come before the Planning Commission, Mr. Hicks moved to adjourn the meeting. Mr. Schwenke seconded the motion. The meeting was adjourned by unanimous consent at 7:24 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director