

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

Chairman Rolfsen opened the Business Meeting at 7:05 p.m. and welcomed the audience to the Planning Commission's November 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
Mr. Kim Bunger, Secretary/Treasurer
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Bob Schwenke
Mr. Brad Shipe

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Approval of the Minutes:

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

EXPENSES:

Accounting Fees	\$	549.06
Attorney Fees		3,800.00
Auto Expense		353.91
Consultant/Professional Svcs Fees		3,755.11
Filing Fees (CLURs)		224.00
GIS Operations		1,395.60
Legal Ads/Recruitment		152.88
Miscellaneous Expense		398.07
Office & Board Meeting Supplies		1,122.24
Office / Equipment Maintenance		426.38
Office Equipment/Expense		830.59
Printing/Pub/Dues/Subscriptions		1,367.84
Professional Development		<u>323.00</u>

TOTAL: 14,698.68

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$	7,281.59
Health / Dental / Life / LTD		14,308.87
Retirement - BCPC Portion		16,855.79
Salaries - Staff Expense		100,406.04
Salaries BCPC		635.00
Salaries FBOA		<u>175.00</u>

TOTAL \$139,662.29

GRAND TOTAL: \$154,360.97

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. Mrs. Kegley seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT - Kim Bunger, Chairman, Todd Morgan, Staff

1. 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 (annexation into the City of Florence pending). The request is for a zone change to permit memory care, assisted living, and senior housing.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). Mr. Morgan noted that the Committee voted to approve the request with Mr. Breetz, Mr. Bunger, Mrs. Kegley, Mr. Patton 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?

Mr. Gerry Dusing, attorney for developer, noted that the conditions in the Committee Report addressed the concerns mentioned at the Public Hearing. He agreed to alleviate those concerns.

Chairman Rolfsen asked if there was a motion to take action? **Mr. Bunger moved to approve the Zoning Map Amendment request by Resolution to the City of Florence and the Boone County Fiscal Court (should annexation request not occur) based upon the Committee Report and subject to conditions. Mr. Patton seconded the motion.**

Chairman Rolfsen asked if there were any comments or questions? Mr. McMillian asked if a second access point or access management was proposed? What would happen if there was an emergency and the one entrance was blocked?

Mr. Morgan replied that the Committee Report had a condition about connectivity to the adjacent parcel to the north. This parcel is not developed now. The applicant will build a driveway and stub it to the property line. When the adjacent parcel develops, the subject property would possibly connect to Wentz Drive. It would be a gated emergency access. The adjacent property could be developed for commercial or residential purposes. It may not be a good idea to have a commercial cut through if the adjoining property is developed in a residential manner. At this point, the Committee felt it was appropriate to have it as a gated access point. Mr. McMillian commented that it is still one way in and one way out. Mr. Bunger stated that he fully appreciates the concern about a secondary access. He noted there were other similar type of facilities in the area which only had one way in and one way out. The developer is interested in acquiring the adjacent parcel so the connection may be made in the future. Mr. McMillian responded that he wasn't against the project but expressed a safety concern.

Seeing no further comments or questions, Chairman Rolfsen asked for a vote on the original motion made by Mr. Bunger and seconded by Mr. Patton. **The vote found Mr. Bessler, Mr. Breetz, Mr. Bunger, Mr. Harper, Mrs. Kegley, Mr. Lunnemann, Mr. Patton, Mr. Rolfsen, Mr. Turner and Mr. Vaught voting in favor of the request and Mr. McMillian voting against the request. The motion passed by a vote of 10 to 1.**

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Todd Morgan, Staff

2. Speedway #9727- 5992 Merchants Street

Staff Member, Todd Morgan, referred to a PowerPoint presentation. The request to convert the manually changeable fuel price and speedway freeze board to LED. Mr. Morgan showed photographs of the existing sign and the proposed LED change. The numbers are 14 inches in height and will be red and green. The request is subject to the Houston-Donaldson Study requirements which allow a Design Review process for infrequent changes of sign copy versus a Special Sign District for frequently changeable copy. This is the first sign of its kind to go through this process in the Houston-Donaldson Study. The 36 square foot cabinet will be replaced with the LED pricing.

Mr. Bunger asked if there was a restriction on the number of times a sign can change, or length of time? Mr. Morgan replied that the Committee didn't think it was a concern. The numbers would most likely change once or twice a day. Mr. Morgan stated that the Committee met prior to the Business Meeting and voted 3-0 to approve the request.

Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as explained by Mr. Morgan. Mr. Vaught seconded the motion and it passed unanimously.

Mr. Stanley Young, representing Speedway, thanked the Planning Commission and stated that Speedway is doing away with all of its changeable copy signs or prices. It is dangerous to manually change letters/numbers on pole signs. It is a good retrofit for the site.

NEW BUSINESS:

ZONING MAP AMENDMENT AND CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

3. Request of **AI Neyer, LLC (applicant)** for **Aero Commerce Master Developer, LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 3.481 acres located on the north/east side of Burlington Pike approximately 250 feet east of the Burlington Pike/Aero Parkway intersection, a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 2.82 acres located on the north/east side of Burlington Pike and immediately west of the property at 5985 Centennial Circle, and a Zoning Map Amendment from Urban Residential Three (UR-3) to Industrial One (I-1) for 5.086 acres located on the south side of Aero Parkway approximately 1,070 feet east of the Burlington Pike/Aero Parkway intersection, Boone County, Kentucky; and the request of **AI Neyer, LLC**

(applicant) for **Aero Commerce Master Developer, LLC (owner)** for a Change in Approved Concept Development Plan in Urban Residential Three (UR-3) and Industrial One (I-1) zones for a 54.926 acre portion of the 66.313 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 requests are to allow uses permitted in the UR-3 and I-1 zones on the 66.313 total acre site.

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

4. Request of **Stanley W. Young, III, Worthington Signs (applicant)** for **Speedway America (owner)** for a Zoning Map Amendment for a Special Sign District for a 1.4 acre site located at 3555 North Bend Road, Boone County, Kentucky. The request is for a Special Sign District in a Industrial One (I-1) zone to allow an electronic message center on a monument sign.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Todd Morgan, Staff

5. Request of **Tommy Reed/Atlantic Sign Company (applicant)** for **Muellers Properties LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.0106 acre site located at 5555 North Bend Road, Boone County, Kentucky. The request is for a Special Sign District in a Commercial Two (C-2) zone to allow a pylon sign with an electronic message center.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Todd Morgan, Staff

6. Request of **Tommy Reed/Atlantic Sign Company (applicant)** for **WFF Investments LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 13.882 acre site located at 11095 Dixie Highway, Boone County, Kentucky. The request is for a Special Sign District in a Industrial One (I-1) zone to allow additional wall signs.

Mr. Breetz moved to schedule a Public Hearing for items #3, 4, 5, and 6 listed above on December 5, 2018 at 7:30 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.

CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

7. Request of **David L. Schank Companies (applicant)** for **G. Sharpco Inc. (owner)** for a Change in an Approved Concept Development Plan in Commercial Two (C-2) and Office Two (O-2) zones for a 6.254 acre site located to the south and east of the property at 2355 Burlington Pike (Gold Star Chili), east of the property at 6159 First Financial Drive, west of the properties at 6100 First Financial Drive (Forcht Bank) and 6201 Camsey Drive, and north of the properties at 6030, 6036, 6042, 6048, 6054, 6060, and 6066 Kingsgate Drive, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit retail, restaurant, commercial, and office uses.

Mrs. Kegley moved to schedule a Public Hearing for item #7 listed above on January 2, 2019 at 7:30 p.m. Mr. Patton seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT: No Report

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 noted that the OKI Executive Committee originally scheduled for tomorrow has been cancelled. The next OKI Executive Committee meeting will be held in January, 2019.

OTHER:

There being no further business to come before the Planning Commission, Mr. Harper moved to adjourn the meeting. Mr. Breetz seconded the motion. The meeting was adjourned by unanimous consent at 7:32 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

