

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
SPECIAL BUSINESS MEETING
JANUARY 23, 2019
7:00 P.M.**

Vice Chairman Kim Patton opened the Special Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 23, 2019 Special Business Meeting.

COMMISSION MEMBERS PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Bob Schwenke
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mrs. Janet Kegley
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Planner

Approval of the Minutes:

Vice-Chairman Patton stated that the Commissioners received copies of the Minutes from Public Hearing #2 held on January 2, 2019. He asked if there were any comments or corrections? **Mr. Hicks moved to approve the Minutes as presented. Mr. Harper seconded the motion and it carried unanimously.**

ACTION ON PLAN REVIEWS:

ZONING TEXT AMENDMENT - Michael Schwartz, Staff

2. Request of the **City of Florence** to consider a series of Zoning Text Amendments to Articles 10, 23, and 40 of the **Boone County Zoning Regulations** to define and allow “body-art services” in the Commercial Two (C-2) and Florence Main Street Zoning Study (FMS) zones. The request is to hear and evaluate comments on proposed Zoning Text Amendments and how they affect the current **Boone County Comprehensive Plan** and **Boone County Zoning Regulations**.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report). Mr. Schwartz noted that the Technical/Design Review Committee met prior to the Special Business Meeting and voted unanimously with Mrs. Heilman, Ms. Gulick, Mr. Harper and Mr. Lunnemann voting in favor of the request.

Vice-Chairman Patton asked if any of the Board members had any questions or comments?

Mr. Bunger asked if any mapping of residential areas was provided to the Committee? Mrs. Heilman responded that Staff did provide a map of adjoining residential properties within specific distances. It was discussed at the Committee meeting and the Committee was comfortable with the proposed Zoning Text Amendments. Mr. Bunger stated that if the use was proposed at a certain location and residential zoning was located across the street, is that considered adjoining? Mr. Schwartz replied that adjoining is defined by State statute, which includes properties across the street, streams, alleys, right of ways, etc. Mr. Bunger inquired on how the proposed use is treated in Kenton and Campbell Counties? Mr. Schwartz responded that it varies but predominately they are located in neighborhood commercial zones such as those along Dixie Highway and other major arterials. Other zones relate to downtown areas like in Ludlow, Kentucky. They are permitted in the Main Strauss area in Covington.

Mrs. Heilman added that the Committee studied those other areas and they are comparable to the Florence Main Street area in terms of design and other uses that exist in the area. Mr. Bunger stated that he isn't opposed to the request but wanted to make sure the Planning Commission was aware of this information.

Vice-Chairman Patton asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Vice Chairman Patton asked if there was a motion to take action? **Mrs. Heilman moved to approve the Zoning Text Amendment request by Resolution to the City of Florence based upon the Committee Report. Mr. Schwenke seconded the motion and it passed unanimously.**

There being no further business to come before the Planning Commission, Mr. Bunger moved to adjourn the meeting. Mr. Hicks seconded the motion. The meeting was adjourned by unanimous consent at 7:10p.m.

APPROVED

Kim Patton
Vice Chairman

Attest:

Kevin P. Costello, AICP
Executive Director