

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
APRIL 3, 2019  
7:00 P.M.**

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's April 3, 2019 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bungler, Secretary/Treasurer  
Mr. Steve Harper  
Mr. Mark Hicks  
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

**COMMISSION MEMBERS NOT PRESENT:**

Ms. Corrin Gulick  
Mrs. Lori Heilman

**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. Robert Jonas, AICP, Director, Planning Services  
Mr. Michael Schwartz, Planner  
Mr. Todd K. Morgan, AICP, Senior Planner

**Approval of the Minutes:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the March 6, 2019 Business Meeting. Mr. Kevin Costello, AICP, Executive Director, explained that there was one correction to the Minutes. He referred to a handout (see Exhibit A). A correction to the "Approval of Invoice Payments for the time period between February 7 - March 6, 2019 Bill to be Paid" Report. The correct or revised Report should read \$10.29 in the "Office & Board Meeting Supplies" line item instead of \$2,059.87. This is indicated in the Revised Report as presented. Thus, the total expenses for the time period between February 7 - March 6, 2019 is \$10,988.52

instead of \$13,048.10.

**Mr. Hicks moved to approve the correction as presented by Mr. Costello. Mr. Patton seconded the motion and it carried unanimously.**

Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Lunnemann moved to approve the Minutes as presented and corrected. Mr. Schwenke 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 March 7, 2019 through April 3, 2019.

**EXPENSES:**

Accounting Fees	\$ 449.97
Attorney Fees	3,800.00
Auto Expense	180.60
Consultant/Professional Svcs Fees	5,125.00
Filing Fees (CLURs)	246.00
Legal Ads/Recruitment	143.00
Miscellaneous Expense	834.94
Office & Board Meeting Supplies	3,656.80
Office Equipment/Expense	459.74
Postage Expense	1,009.19
Printing/Pub/Dues/Subscriptions	<u>268.50</u>

**TOTAL: \$16,173.74**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 5,799.12
Health / Dental / Life / LTD	17,242.44
Retirement - BCPC Portion	21,418.78
Salaries - Staff Expense	80,032.08
Salaries BCPC	455.00
Salaries BCBOA	210.00
Salaries FBOA	140.00
Salaries WBOA	<u>280.00</u>

**TOTAL \$125,577.42**

**GRAND TOTAL: \$141,751.16**

**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:**

**OUR BOONE COUNTY - PLAN 2040 - Robert Jonas & Matthew Becher, Staff**

1. Request of the **Boone County Planning Commission's Long Range Planning/ Comprehensive Plan Committee** to schedule a Public Hearing to hear comments and review Our Boone County - Plan 2040, the update of the Boone County Comprehensive Plan. The Goals and Objectives of Our Boone County - Plan 2040 were adopted in January 2018 and formed the basis for the update of the remaining Elements which include the following: Demographics, Environment, Natural & Cultural Resources, Economy, Public Facilities, Transportation, and Land Use (text and maps).

**Mr. Lunnemann moved to schedule the Public Hearing for item #1 listed above on May 1, 2019 at 6:00 p.m. Mr. Patton seconded the motion and it passed unanimously.**

**ZONING MAP AMENDMENT - Todd Morgan, Staff**

2. 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 Two/Planned Development (SR-2/PD) for a 41.8424 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 and east of the properties at 1820 and 1828 Old North Bend Road, at the terminus of Cardinal Way and Grandview Drive, and including approximately 8.1 acres in the northeast portion of the 10.987 acre tract at 1846 Old North Bend Road, Boone County, Kentucky. The request is for a zone change to allow detached single family residences, attached residential condominiums, and townhouses.

**ZONING MAP AMENDMENT - Kevin Wall, Staff**

3. Request of **Al Neyer, LLC (applicant)** for **Loretta F. Smith Estate, Harold Stidham, and Deborah Stidham (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Industrial One (I-1) for a 111.1042 acre site located at 4548 and 4664 Bullittsville Road, and at the western terminus of Wright Boulevard, Boone County, Kentucky. The request is for a zone change to allow industrial uses.

**Mr. Lunnemann moved to schedule the Public Hearings for items # 2 and 3 listed above on May 1, 2019 at 7:30 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.**

**EXECUTIVE DIRECTOR'S REPORT:**

No Report

**COMMITTEE REPORTS:**

**AIRPORT:** Mr. Bessler

No Report

**ADMINISTRATIVE/PERSONNEL:** Mr. Lunnemann

No Report

**ENFORCEMENT:** Mr. Bunger

No Report

**LONG RANGE PLANNING/COMPREHENSIVE PLAN:** Mr. Schwenke

No Report

**TECHNICAL/DESIGN REVIEW:** Mrs. Heilman

No Report

**EXECUTIVE:** Chairman Rolfsen

No Report

**CHAIRMAN:**

No Report

**OKI:** Mr. Patton

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 7:09 p.m.**

**APPROVED**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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**Kevin P. Costello, AICP**  
**Executive Director**

EXHIBIT A - Correction to February 7 - March 6, 2019 Bills to be Paid Report.