

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
NOVEMBER 6, 2019
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's November 6, 2019 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mr. Rick Lunnemann
Mr. Bob Schwenke

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 K. Morgan, AICP, Senior Planner
Mr. Michael Schwartz, Planner

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 16, 2019 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton 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 3, 2019 and November 6, 2019.

EXPENSES:

Accounting Fees	\$ 619.01
Attorney Fees	3,900.00
Auto Expense	286.54
Consultant/Professional Svcs Fees	2,685.00
Filing Fees (CLURs)	368.00
GIS Operations	1,282.42
Legal Ads/Recruitment	123.76
Miscellaneous Expense	694.75
Office & Board Meeting Supplies	1,243.41
Office Equipment/Expense	377.08
Printing/Pub/Dues/Subscriptions	771.00
Professional Development	5,292.74
Refunds	<u>300.00</u>

TOTAL: \$17,943.71

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,697.90
Health / Dental / Life / LTD	15,812.83
Retirement - BCPC Portion	19,760.00
Salaries - Staff Expense	105,880.96
Salaries BCPC	940.00
Salaries FBOA	<u>105.00</u>

TOTAL \$150,196.69

GRAND TOTAL: \$168,140.40

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 - Kim Bunger, Chairman, Kevin Wall, Staff

1. Request of **Redwood USA, LLC c/o Greg Thurman (applicant)** for **Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner)** for a Zoning Map Amendment from Public Facilities/Planned Development (PF/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 3.9 acre site located on the southwest corner of the North Bend Road/Veterans Way intersection, and part of the approximate 22.2 acre tract at 2406 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow single story attached dwelling units.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). Mr. Wall noted that the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley and Mr. Patton voting in favor of the request. A letter from the property owner has been received agreeing to the conditions.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Greg Thurman, representing Redwood, stated that he is available to answer any questions and his Company is ready to move forward.

Chairman Rolfsen asked if there was a motion to take action? **Mrs. Kegley 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. Hicks seconded the motion and it carried unanimously.**

CHANGE IN CONCEPT DEVELOPMENT PLAN - Janet Kegley, Chairwoman, Michael Schwartz, Staff

2. Request of **Oppidan c/o Jay Moore (applicant)** for **Synergy Development Group LLC c/o Steven Weber (owner)** for a Change in Concept Development Plan in a Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) zone for an approximate 1.48 acre lot located on the south/east side of Meijer Drive and to the immediate east of the property at 410 Meijer Drive, Florence, Kentucky. The request is for a Change in Concept Development Plan to allow a retail store.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). Mr. Schwartz noted that the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley and Mr. Patton voting in favor of the request. A letter from the property owner has been received agreeing to the conditions.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Joe Gilligan, representing Lee and Associates for the developer, Oppidan, stated that he was in agreement with the Committee recommendation.

Chairman Rolfsen asked if there was a motion to take action? **Mrs. Kegley moved to approve the Change in Concept Development Plan request by Resolution to the City of Florence based upon the Committee Report and subject to conditions. Mr. Patton seconded the motion.** Chairman Rolfsen acknowledged that the total square footage of signage adds up to 262 square feet. By not allowing the 2 projecting signs, are we reducing the total square feet of signage by 66 square feet? Mr. Schwartz responded yes. Chairman Rolfsen also asked about Condition #2. What is meant by building articulation? Mr. Schwartz replied that the applicant had not submitted anything at the Committee Meeting. The applicant will try to address this issue in terms of specifics before the City of Florence takes final action or it would be referred to Technical/Design Review Committee at the Site Plan review stage. He suggested possibly another course line of material to break it up.

Chairman Rolfsen asked for a vote on the original motion made by Mrs. Kegley and seconded by Mr. Patton. The motion passed unanimously.

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

3. Texas Roadhouse - 4953 Houston Road

Staff Member, Todd Morgan, gave a PowerPoint presentation. The site consists of an existing restaurant near Sam's Club. The existing restaurant will be demolished and replaced with a 7,230 square foot Texas Roadhouse restaurant. The proposed restaurant has shared parking. The majority of the parking is located on the retail strip center lot. The applicant requested the elimination of the sidewalk connection. The Committee recommended a condition that the applicant install a crosswalk across the driveway aisle and a sidewalk ramp through the landscape island. Mr. Morgan showed a series of building elevations. Building materials will include brick, stone, metal roofing and cedar siding. The mechanical equipment will be screened by the parapet wall. The applicant will be installing architectural benches in front of the main entrance. Signage will be installed on 3 building elevations - front and 2 sides. The front (facing Houston Road) will have 4 sign areas with LED lighting and 175.99 square feet. The second sign is the left elevation that will be 25.47 square feet in 2 sign areas. The final sign on the third facade will be 7.33 square feet in size. No signage is proposed on the rear facade as well as no free standing since they are not eligible for one.

Mr. Brandon Goldberg, architect for Texas Roadhouse, stated the proposed building is an upgraded version of their typical building due to the regulations in place.

Ms. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation with the condition of the sidewalk connections as presented. Mr. Harper seconded the motion and it passed unanimously.

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

4. Sam's Club Fueling Station Addition - 4949 Houston Road

Staff Member, Todd Morgan, gave a PowerPoint presentation. The request is to construct the fueling center and paint the existing Sam's Club. Both structures will match in color. The fuel

center will be located in back of the existing Sam's Club building. Additional landscaping will be planted along Thoroughbred Boulevard and Spiral Drive. The canopy is 41 feet in width and 120.67 feet in length. The customer service building is 192 square feet in size. Mr. Morgan showed a series of building elevations of the fueling center and the existing Sam's Club building. Masonry will be installed at the bottom of the customer service building and the existing Sam's Club building. The electronic gas price sign will be installed on the customer service building and not on the canopy per the City of Florence approval. Mr. Morgan also showed drawings of the planned landscaping and architectural furniture.

Mr. Keith Moore, Carlson Consulting Engineers, stated that he was available to answer any questions of the proposed project.

Ms. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation as submitted. Mr. Hicks seconded the motion and it passed unanimously.

NEW BUSINESS:

UNIFORM APPLICATION - Todd Morgan, Staff

5. Request of **John Wallace for Tillman Infrastructure (applicant)** for **Steven A. Brown (owner)** for a Wireless Communications Facility at 3634 Turfway Road, Boone County, Kentucky. The request is for a 135 foot high monopole tower and associated antennas and ground equipment.

CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff

6. Request of **PHOTA Florence LLC (applicant)** for **Meijer Stores Ltd. (owner)** for a Change in Concept Development Plan in a Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) zone for an approximate 2.88 acre portion of the 26.32 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The request is for a Change in Concept Development Plan to allow a hotel.

CHANGE IN CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

7. Request of **Anne F. McBride, FAICP (applicant)** for **Florence Investors, LLC (owner)** for a Change in Concept Development Plan in a Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) zone for an approximate 1.9753 acre site located at 4960 Houston Road, Florence, Kentucky. The request is for a Change in Concept Development Plan to allow the addition of a drive-through facility.

CHANGE IN CONCEPT DEVELOPMENT PLAN - Michael Schwartz, Staff

8. Request of **Ken Butler (owner by contract)** for a Change in Concept Development Plan in Commercial Two/Planned Development (C-2/PD) and Office One/Planned Development (O-1/PD) zones for a 0.97 acre lot located on the south side of US 42, to the immediate west of the property at 8741 US 42 and immediate east of the property at 8755 US 42, Florence, Kentucky. The request is for a Change in Concept Development Plan to allow a multi-tenant commercial building with two drive-through facilities.

Mr. Hicks moved to schedule the Public Hearing for items #5, 6, 7 & 8 listed above on December 4, 2019 at 7:30 p.m. Mr. Turner seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, Executive Director, mentioned the recently published 2020 Boone County Points of Interest/Street Map. If anyone wants additional copies, let him know. The Planning Commission Staff designed it and 4,000 copies of the map have been printed.

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: Mr. Rolfsen
No Report

CHAIRMAN: Mr. Rolfsen
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. Shipe seconded the motion. The meeting was adjourned by unanimous consent at 7:34 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director