

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
JANUARY 22, 2020
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 22, 2020 Business Meeting. He 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. Rick Lunnemann
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
Mrs. Janet Kegley
Mrs. Katie Nolan
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

Approval of the Minutes:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the January 8, 2020 Business Meeting and January 8, 2020 Public Hearings. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Harper moved to approve the Minutes as presented. Mr. Patton seconded the motion and it carried unanimously.**

ACTION ON PLAN REVIEWS:

CHANGE IN CONCEPT DEVELOPMENT PLAN - Rick Lunnemann, Chairman, Todd Morgan, Staff

1. 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.

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 unanimously to approve the request with Mr. Lunnemann and Mrs. Kegley voting in favor of the request. A letter from the property owner has been received agreeing to the conditions. Mr. Morgan showed revised building elevations, which included building materials and colors.

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

Mr. Jeremy Pettit, representing PHOTA Florence, LLC, stated that he was available to answer questions regarding the request.

Chairman Rolfsen noted that the applicant's plan was 9 parking spaces short of the requirements. Is there a shared parking agreement? Mr. Pettit responded that the agreements have been drafted and are awaiting signatures.

Seeing no one else with questions, Chairman Rolfsen asked if there was a motion to take action? **Mr. Lunnemann 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 and it passed unanimously.**

OTHER: None

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. Bessler seconded the motion. The meeting was adjourned by unanimous consent at 7:14 p.m.

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director