

**BOONE COUNTY PLANNING COMMISSION  
VIA LIVE VIDEO TELECONFERENCE  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
JULY 15, 2020  
7:00 P.M.**

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed everyone to the Planning Commission's July 15, 2020 Business Meeting. He read a statement. The Boone County Planning Commission, pursuant to KRS 61/826, Kentucky Senate Bill 150 and OAG 20-05, is conducting its regularly scheduled meeting on Wednesday, July 15, 2020 at 7:00 p.m. via live video teleconference. This meeting format has been necessitated due to the state of emergency regarding the threats to public health presented by the novel Coronavirus (COVID-19) pandemic. The meeting may be attended by the public by viewing the video teleconference at Boonecounty.viebit.com or via Spectrum CATV on channel 203 and via FiOptics on channel 831.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bunger, Secretary/Treasurer  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mrs. Lori Heilman  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mrs. Katie Nolan  
Mr. Kim Patton, Vice Chairman  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe  
Mr. Tom Szurlinski

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Don McMillian  
Mr. Steve Turner, Temporary Presiding Officer

**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. John Harney, GISP, GIS Systems Administrator

**Approval of the Minutes:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the July 1, 2020 Business Meeting and Public Hearing. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Harper seconded the motion and it carried unanimously.**

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

1. Hilton Garden Inn - Meijer Drive

Staff Member, Todd Morgan, referred to a Power Point presentation. The site is located next to the Meijer Garden Center on Meijer Drive. He showed the original Concept Development Plan approved by the Planning Commission earlier this year. Mr. Morgan identified the location of a metal fence where mechanical equipment will be placed on the site facing the garden center. He showed building elevations and samples of materials including the fencing. Mr. Morgan also displayed a close-up drawing of the mechanical equipment areas and proposed landscaping. It included a ventilator shaft in a vertical direction. A discussion took place on what could screen the ventilator shaft. Mr. Shurman from Peachtree Hotel Group stated that he could relocate some of the landscaping and possibly install a larger tree to screen the shaft. Chairman Rolfsen asked when the applicant was going to get started on the project. Mr. Shurman responded that they hope to begin in September and are looking forward to this location.

Mr. Morgan noted that the Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request subject to 2 conditions. First, one of the required trees in the southwest perimeter landscape buffer shall align with the center of the mechanical enclosure on the rear facade. This improvement shall be shown on the landscaping plan that is part of the Major Site Plan application. Second, the 6' of duct work that extends above the mechanical fence enclosure on the rear facade shall be routinely painted so the finish matches the brick in the building.

**Mrs. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation and the 2 conditions stated by Mr. Morgan. Mr. Lunnemann seconded the motion and it passed unanimously.**

**TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Kevin T. Wall, Staff**

2. SEH Florence Endoscopy M.O.B. - 4900 Houston Road

Staff Member, Kevin Wall, referred to a Power Point presentation. The proposed project is located on the Turfway Road side of the property. A Site Plan was previously approved by the Planning Commission for an expansion of the parking lot. The proposed building will be 3 stories, 44 feet in height and contain 46,500 square feet. The selected brick will match the brick of the existing hospital. Mr. Wall showed samples of the brick and metal panels.

Chairman Rolfsen inquired about the timing of the project? Mr. Clint Mollere, St. Elizabeth Healthcare, responded that the project is moving forward immediately. The proposed addition allows the hospital to perform more outpatient surgery. That service will occur on the first floor with physician offices and exam rooms on the top floors. Another addition is being planned for the future

that will affect the existing glass entrance.

The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request.

**Ms. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation. Mr. Shipe seconded the motion and the vote found Mr. Bessler, Mr. Bunger, Ms. Gulick, Mr. Harper, Mrs. Heilman, Mrs. Kegley, Mr. Lunnemann, Mrs. Nolan, Mr. Rolfsen, Mr. Schwenke, Mr. Shipe and Mr. Szurlinski voting in favor of the request and Mr. Patton voting against the request. The motion passed by a vote of 12 -1.**

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

**3. Torres Mexican Steakhouse - 8860 U.S. 42**

Staff Member, Todd Morgan, referred to a Power Point presentation. He noted the site is located in Florence in the Village Terrace Subdivision. The building used to be a piano store and a Graeter's Ice Cream store. There is a requirement that the roof on any building in the subdivision has to be metal. Mr. Morgan explained that the applicant wants to construct a permanent metal awning for outdoor dining in the same area where Graeter's once allowed outdoor seating. He referred to several drawings showing the proposed awning. It will be 15' wide and 31' long. The metal will be a zinc grey color so it can match the existing roof of the restaurant.

The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request subject to a condition. The condition is that the patio roof color shall match the existing roof color as closely as possible. The applicant will provide the Boone County Planning Commission a metal roof sample before Site Plan approval occurs. Chairman Rolfsen asked the applicant if she was okay with the proposed condition. Ms. Carina Torres replied yes and that it was her intent to select a color that would match as closely as possible. The existing roof has faded in the last 12 years.

**Ms. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation subject to the 1 condition stated by Mr. Morgan. Mr. Bunger seconded the motion and it passed unanimously.**

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Kevin P. Costello, AICP, Executive Director, referred to his July 14, 2020 email to the Board Members regarding an application fee waiver request from Cornerstone Baptist Church. The church applied for a Conditional Use Permit and paid a fee of \$810.00. The maximum application fee waiver is \$300.00 based upon the current fee schedule. Mr. Patton moved to waive \$300.00 of the original submittal fee by the church. Ms. Gulick seconded the motion and it passed unanimously with Mrs. Kegley abstaining from voting due to her business relationship with the church.

Mr. Costello reminded Board Members to log out of the Business Meeting and to log into the Public Hearing scheduled for 7:30 p.m.

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. Szurlinski seconded the motion. The meeting was adjourned by unanimous consent at 7:24 P.M.

**APPROVED**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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