

**BOONE COUNTY PLANNING COMMISSION  
VIA LIVE VIDEO TELECONFERENCE  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
NOVEMBER 4, 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 November 4, 2020 Business Meeting. 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, November 4, 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.

**COMMISSION MEMBERS PRESENT:**

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

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler  
Mr. Bob Schwenke  
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. Steve Gay, Director, GIS Services  
Mr. Michael D. Schwartz, Planner  
Mr. John Harney, GISP, GIS Systems Administrator

Vice Chairman Kim Patton was not present at the meeting yet.

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 21, 2020 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Szurlinski moved to approve the Minutes as presented. Mr. Harper 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 8, 2020 and November 4, 2020.

**EXPENSES:**

Accounting Fees	\$ 477.76
Attorney Fees	4,000.00
Auto Expense	44.37
Consultant/Professional Svcs Fees	3,760.00
Filing Fees (CLURs)	700.00
GIS Operations	46,100.50
Legal Ads/Recruitment	80.74
Office & Board Meeting Supplies	990.62
Office Equipment/Expense	307.00
Postage Expense	500.00
Printing/Pub/Dues/Subscriptions	<u>37.50</u>

**TOTAL: \$56,998.49**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 6,227.16
Health/Dental/Life/LTD	15,025.22
Retirement – BCPC Portion	25,543.29
Salaries – Staff Expenses	85,390.88
Salaries – BCBOA	105.00
Salaries – BCPC	<u>1,060.00</u>
Salaries – FBOA	

**TOTAL: \$133,582.55**

**GRAND TOTAL: \$190,581.04**

**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. Harper seconded the motion and it carried unanimously.**

**CONCEPT DEVELOPMENT PLAN - Rick Lunnemann, Chairman, Kevin Wall, Staff**

1. Request of **Steve Berling (applicant)** for **R.C. Durr Foundation, Inc. and Florence Exchange LLC (owners)** for a Concept Development Plan in a Commercial Services/Planned Development/Parkway Corridor Study Overlay (C-3/PD/PO) zone for a 4.0895 acre site located along the north side of Safeway Drive, the west side of Industrial Road on the northwest corner of the Industrial Road/Safeway Drive/Hillcrest Drive intersection, and along the east side of Freedom Way on the northeast corner of the Freedom Way/Safeway Drive intersection, Florence, Kentucky. The request is for a Concept Development Plan to allow retail and restaurant uses.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact and conditions (see Committee Report). He gave a summary of the Findings of Fact. He showed revised building elevations, the proposed fencing near the building and a revised Concept Development Plan based upon comments made at the Public Hearing. Mr. Wall noted the Committee voted unanimously to approve the request with Mr. Lunnemann, Mr. Bunger and Mr. Shipe voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Steve Berling, applicant, stated that he made a number of changes to the plan based upon comments and he and Adam Weber were available to answer any questions.

Seeing no other comments, Chairman Rolfsen asked if there was a motion to take action? **Mr. Lunnemann moved to approve the Concept Development Plan by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Bunger seconded the motion.**

Chairman Rolfsen stated that he liked the revised plan for traffic flow. He asked if the 2 restaurant owners will be allowed to have a monument sign near the 2 entrances off Safeway Drive? Mr. Wall replied that each owner can still install directional signage (4-5 feet high and 4-5 square feet in size with enter and exit noted). The Committee Report discusses monument signs for each of the restaurant lot for a total of 2 signs. AE Door is not proposing a free-standing sign. Chairman Rolfsen asked if Commissioner Gulick was satisfied with the revised plan showing better access? Ms. Gulick responded yes that it was much improved.

**Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mr. Bunger. The motion passed unanimously.**

**NEW BUSINESS:**

**ZONING MAP AMENDMENT - Michael Schwartz, Staff**

2. Request of **Triple Crown Developers, LLC (owner by contract)** for a Zoning Map Amendment from Public Facilities (PF) to Suburban Residential One (SR-1) for a 49.3355 acre site located on the south and east sides of the Count Fleet Drive/Man O' War intersection, south and east of the property at 757 Count Fleet Drive, south of the properties at 11261 through 11317 Longden Way, east of the

properties at 801 and 805 Count Fleet Drive and the properties at 12004 through 12056 Jockey Club Drive, and north of the properties at 1004 through 1124 McCarron Lane, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family dwellings.

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

3. Request of **Viox & Viox, Inc. (applicant)** for **James R. Wright, Michael A. Brown, Lee Ann Brown, Megan Lee Rudolph, and Phillip Andrew Rudolph (owners)** for a Zoning Map Amendment from Suburban Residential Two (SR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for a 11.9101 acre site located on the southeast corner of the US 42/Callie Way intersection, the southeast corner of the Frogtown Road/Callie Way intersection, along the south and east sides of Callie Way, and including the properties at 2054, 2058, 2066, and 2070 Christ Court and the properties at 10320 and 10324 Lea Way, Union, Kentucky. The request is for a zone change to allow duplexes and patio homes.

**I-275/GRAVES ROAD INTERCHANGE STUDY - Robert Jonas and Matt Becher, Staff**

4. Request of the **Boone County Planning Commission Long Range Planning/Comprehensive Plan Committee** to consider the **I-275/Graves Road Interchange Study**, a land use and zoning study which includes a series of amendments that affect the **Boone County Zoning Regulations** and Zoning Map. The approximately 2,500 acre Study Area is generally bound by properties that front on the south side of Petersburg Road (KY 20) to the south; Cornerstone Estates Subdivision, Liberty Crossing Subdivision, a portion of Park West International Subdivision, and North Bend Road (KY 237) to the east; Tree Tops Subdivision, Treetops Estates Subdivision, Thornwilde Subdivision, and Williams Road to the north; and the rear boundary of Traditions Subdivision to the west.

**Mr. Harper moved to schedule the Public Hearings for Item #2 and #3 listed above on December 2, 2020 at 7:30 p.m. and Item #4 on December 16, 2020 at 7:30 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.**

Vice Chairman Kim Patton entered the meeting at this time.

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Kevin P. Costello, AICP, introduced Mr. Steve Gay, Director GIS Services, who was going to give a brief update of the 2020 Digital Imagery Project. Mr. Gay stated that the project has been completed and the 2020 digital orthos are available on the Planning Commission's website. Staff is using the digital orthos to update planimetric data (e.g. buildings, driveways, etc.). The project includes digital orthos and oblique photography. Mr. Gay showed new photos of Florence Mall and the Florence water Y'All tower by using the new Boone County GIS web page. There are links to Internet Mapping and Boone Map On-Line. The Internet Mapping is for use by the general public while the Boone Map On-Line is for Partners and Contributing Members (user names and passwords are required).

Mr. Gay showed an example of the oblique photography and how to measure the height of a building or a structure like the Florence Y'All water tower. The water tower is approximately 112 feet in height. The Boone County PVA office and First Responders utilize this type of photography.

**CHAIRMAN'S REPORT: No Report**

**OTHER: None**

There being no further business to come before the Planning Commission, **Mr. Patton moved to adjourn the meeting. Mr. Bunger seconded the motion. The meeting was adjourned by unanimous consent at 7:31 P.M.**

**APPROVED**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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