

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
NOVEMBER 18, 2020
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed everyone to the Planning Commission's November 18, 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 18, 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. Randy Bessler
Mr. Kim Bungler, 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. Bob Schwenke
Mr. Brad Shipe
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

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. John Harney, GISP, GIS Systems Administrator

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 4, 2020 Business Meeting and Public Hearings. Mr. Costello also stated that on Page 2 of the November 4, 2020 Business Meeting Minutes, there is a heading "Approval of the Minutes". Under this heading, the date should be October 21, 2020 Business Meeting Minutes rather than the November 4, 2020 Business Meeting Minutes. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton moved to approve the Minutes as presented and amended. Mr. Harper seconded the motion and it carried unanimously.**

ZONING TEXT AMENDMENT - Kevin Wall, Staff

1. Request of the **City of Florence** to consider a series of Zoning Text Amendments to Articles 6, 7, 8, 9, 10, 11, 12, 20, 23, 31, and 40 of the **Boone County Zoning Regulations** to: 1.) define "household agriculture" and "household pets"; 2.) not permit household agriculture in the City of Florence; and 3.) permit the keeping of household pets as an accessory use for dwelling units in Agricultural, Recreation (R), Conservation (CONS), Residential, Commercial, Professional Office One (O-1A), Public Facilities (PF), Small Community Overlay (SC), and Florence Main Street Zoning Study (FMS) zones. The request is to hear and evaluate comments on proposed Zoning Text Amendments and how they affect the current **Boone County Comprehensive Plan** and **Boone County Zoning Regulations**.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report). The Technical/Design Review Committee met last week and evaluated the proposal and testimony from the November 4, 2020 Public Hearing. The Committee recommended approval and wanted their recommendations to be forwarded to the City of Florence. He gave a summary of the Findings of Fact and noted that Mr. Lunnemann, Mr. Harper and Mrs. Nolan voted in favor of the request.

Mrs. Heilman moved to approve the request for Zoning Text Amendments by Resolution to the City of Florence. Mr. Lunnemann seconded the motion.

Chairman Rolfsen asked if the Board members had any questions or comments? Mrs. Kegley asked if the proposal applies to gardens? Mr. Wall replied that it doesn't pertain to gardens or private green houses. It only deals with live creatures or animals. She inquired whether the City of Florence will include these definitions into their animal ordinance? Would beekeeping still be allowed? Mr. Wall responded that he was unaware of whether the City was going to change an ordinance outside of zoning. Mr. Costello reminded the Board that the Staff is in the middle of the Zoning Update and these definitions will be discussed to determine whether they should apply to the Cities of Union and Walton as well as the Boone County Fiscal Court. Chairman Rolfsen asked if beekeeping and chickens were the most common animals requested by property owners? Mr. Wall replied yes along with goats, pigs, ducks and geese.

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

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, referred to his November 13, 2020 Memo to the Board. The City of Florence has hired 2 new Zoning Enforcement Officers. In accordance with the provisions in KRS 100.991(4), it is necessary for the Planning Commission to appoint or designate these 2 City employees as Zoning Enforcement Officers. As part of an agreement, the City of Florence enforces its own zoning through its Code Enforcement Board. The City has been replacing personnel in this area due to retirements and former employees leaving the City and going elsewhere. In addition, the City has slowly increased Staff size in this area due to the amount of work. **Mr. McMillian moved to appoint or designate David Rose (effective 11/2/20) and Rodney Deno (effective 11/9/20) as Zoning Enforcement Offices as specified in Mr. Costello's Memo. Mr. Patton seconded the Motion and it passed unanimously.**

Second, Mr. Costello noted that due to the County's red status, Staff size in the office has been reduced by 33% as 5 employees are working from home each day. In the Spring, we were down by 50% in the number of employees working in the office. We are doing a lot of virtual meetings and don't conduct face to face meetings with applicants. Virtual meetings will continue to be held through at least the Spring of 2021.

Third, Mr. Costello mentioned that the Staff is involved in the Boone County and Walton-Verona School District Master Facility Plan updates. The Staff is providing demographic data and planning technical assistance. Both Districts are experiencing growth during this year. Each Plan serves as a basis for school construction and demolition. Mr. Costello also mentioned that Staff is assisting the Boone County School District with the redistricting project for the new Steeplechase Elementary School in Richwood. Our GIS Staff is heavily involved in this project. The new school will open in August, 2021.

Fourth, housing construction has increased this year compared to last year. New, single family construction in 2020 is currently at 551 homes (countywide) to date, while there were 447 total in 2019. The supply of new homes has been minimal this year thus the growth spurt. In the last 2 years, there has been a lot of senior housing built in the County. There has also been an increase in apartments. There are more to come with the first phase Amazon project being completed.

Fifth, the new I-275/Graves Road Interchange is open. The public can enter and exit the interchange now. However, the roads leading to the interchange and the rebuilding of Graves Road has not been completed. The project will be completed in 2022. It provides another way to get to Hebron. It is a Diverging Double Diamond Interchange just like the rebuilt Mt. Zion Road and Richwood Road Interchanges. Eventually Litton Lane will be extended to tie into the new Graves Road Interchange. The new Mt. Zion Road is open now. Finally, upcoming projects the Staff will be working on are completing the update of Florence Main Street Study and the 2020-2021 Zoning Update.

Mr. McMillian stated that he hoped that the politicians learned from the accident on the Brent Spence Bridge. There always needs to be a back up plan.

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. Bessler seconded the motion. The meeting was adjourned by unanimous consent at 7:28 P.M.**

APPROVED

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director