

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
DECEMBER 16, 2020
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:01 p.m. and welcomed everyone to the Planning Commission's December 16, 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, December 16, 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. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Brad Shipe

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. Robert A. Jonas, AICP, Director, Planning 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 December 2, 2020 Business Meeting and Public Hearings. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Bessler seconded the motion and it carried unanimously.**

ZONING MAP AMENDMENT – Kim Patton, Chairman, Kevin Wall, Staff

1. Request of **Nick Grammas, Grammas Investments (applicant)** for **1995 Grammas Childrens Trust (owner)** for a Zoning Map Amendment from Union Town Center (UTC) to Union Town Center/Urban Residential Two/Planned Development (UTC/UR-2/PD) for a 6.113 acre site located on the southeast corner of the US 42/Brilliance Avenue intersection, and on the north side of Mt. Zion Road between the properties at 1764 and 1808 Mt. Zion Road, and between the properties at 1816 and 1838 Mt. Zion Road, Union, Kentucky. The request is for a zone change to allow commercial, multi-family residential, and townhouse uses.

Staff Member, Kevin Wall, read the Committee Report, which recommended approval based upon Findings of Fact and subject to Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Wall noted the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley, Mr. Lunnemann and Mr. Patton 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. Brock MacKay, Viox & Viox, Inc., stated that he looks forward to kickstarting the Union Town Center with the project. His team is available to answer any final questions.

Seeing no one else, Chairman Rolfsen asked if there was a motion to take action? **Mr. Patton moved to approve the Zoning Map Amendment by Resolution to the City of Union based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Harper seconded the motion and it passed unanimously.**

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, stated that the Planning Commission must appoint its representative to the OKI Board of Directors for 2021. **Mr. McMillian moved to appoint Mr. Patton to be the Planning Commission's representative to the OKI Board of Directors for 2021. Mr. Harper seconded the motion and it passed unanimously.** Mr. Costello noted that Mr. Harper was reappointed to the Planning Commission and Judge Moore has appointed a new Board member to the Planning Commission to replace Katie Nolan effective January 1, 2021. Judge Moore will also be appointing someone to replace Mr. Shipe effective January 1, 2021. Mr. Costello mentioned the partial opening of Pleasant Valley Road starting tomorrow. Traffic will be routed over the new bridge. The Boone County School District approved the redistricting plan for the new Steeplechase Elementary School scheduled to open in August, 2021. Work continues on updating both the Boone County and Walton-Verona School Districts' Master Facilities Plan.

Mr. Costello reminded Board members of the Planning Commission's annual election of officers to be held on January 6, 2021. If anyone is interested in serving as an officer, contact either Bob Schwenke or Janet Kegley by January 3rd as they serve on the Nominating Committee. Mr. Costello stated that Staff is currently working on a revised schedule and a list of remaining work tasks for the 2020-2021 Zoning Update. Due to COVID-19 and other office activities, the work on the 2020-2021 Zoning Update has been moving forward at a slower pace. We expect the work to pick up in early 2021. That project is being supervised by the Long Range Planning/Comprehensive Plan Committee with the hope of having live or virtual Public Workshops in late Spring. In addition, the City of Florence has expressed interest in having the Planning Commission complete the update of the Florence Main Street Study by formulating changes to the Boone County Zoning Regulations (both text and map). The goal is to update the regulations in an effort to make the area more economically viable and attractive for new businesses and residents living in the area. This work will complement the work already performed by the City of Florence in an effort to update the original study. Mr. Matt Becher will be the Staff person assigned to lead the project.

Chairman Rolfsen asked how wide was the new Pleasant Valley Roadbridge? Mr. Costello responded that it will have to support 5 lanes of traffic. Ms. Gulick inquired about traffic signals at Bluestem Drive? Mr. Costello responded that he will have to check with the Kentucky Transportation Cabinet. Our office has the construction drawings for the road but he doesn't think the proposed traffic signals are on the drawings.

CHAIRMAN'S REPORT:

Chairman Rolfsen thanked Mrs. Nolan for her year of service to the Planning Commission. Mrs. Nolan said that she hoped to continue working with the Planning Commission while she sits on the SD-1 Board.

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 7:24 P.M.**

APPROVED

**Charlie Rolfsen
Chairman**

Attest:

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