

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
JANUARY 20, 2021
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed everyone to the Planning Commission's January 20, 2021 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, January 20, 2021 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:

Mrs. Olivia Amlung
Mr. Randy Bessler
Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
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:

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Robert A. Jonas, AICP, Director, Planning Services
Mr. Matthew Becher, AICP, Rural/Open Space Planner
Mr. Michael D. Schwartz, 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 January 6, 2021 Business Meeting and Public Hearing. 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.**

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

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.

Staff Member, Bob Jonas, read the Committee Report, which recommended approval based upon Findings of Fact and 7 revisions or changes. He read the Findings of Fact and 7 changes. The Committee Report was displayed on the computer monitor. The Committee voted unanimously to approve the request with Mr. Schwenke, Mr. Szurlinski, Mrs. Kegley, Mr. Patton and Mr. Turner voting in favor of the request. Mr. Jonas noted that the Planning Commission Staff received 3 letters from the public concerning the Study itself. These letters were received after the Public Hearing. The letters will be forwarded to the Fiscal Court along with the entire recommended Study.

Mr. Schwenke mentioned that the Committee received a lot of input and they made some changes as a result of the Public Hearing. It is a pretty good Study. The Committee members are satisfied with the result.

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

Mr. David Wallace, attorney representing the Graves Family, stated that he forwarded a letter to Staff. He expressed a continued concern that the Graves property has a long history and it represents what is left over from a Revolutionary War land grant. The family wants to maximize the value of the property. The Graves Road Interchange was on the 6 year plan for 30 years and it didn't happen until to the Amazon expansion. There is a reason why there are a lot of light industrial fulfillment centers. He asked that the 12 acre parcel be zoned industrial simply because everything around it is zoned industrial. He appreciated the Committee's decision to remove some of the restrictions. By requiring access through the Worldwide Boulevard property, it limits who can buy the 12 acre parcel. He also appreciated raising the percentage to 45% for the short review process but would also like to see an increase on the maximum size of an industrial building beyond 350,000 square feet. He understands there is another process to go through if someone else wants other options.

Chairman Rolfsen asked if any Board members had any questions? Ms. Heilman inquired about proposed change #5. What would be a deviation to allow a Zoning Administrator decision versus a Board of Adjustment review? Mr. Jonas replied that a color scheme could be reviewed by the Zoning Administrator versus a dimensional variance by the Board of Adjustment.

Mr. Szurlinski commended Bob Jonas, Matt Becher and Staff on the great work in completing the Study. He also commended the public who participated in the workshops and meetings. Their input helped the Planning Commission improve the Study. Chairman Rolfsen stated that it was a massive undertaking for a 2,500 acre Study.

Mr. Dale Holladay, 3358 Petersburg Road, stated that he agreed with the Graves Family on increasing the percentages of industrial use as only half the property owners in the area will get industrial.

Chairman Rolfsen asked if there was a motion to take action? **Mr. Schwenke moved to approve the Request by Resolution to the Boone County Fiscal Court based upon the Committee Report. Mrs. Kegley seconded the motion and it passed unanimously.** Mr. Costello announced that the next step is to send the Planning Commission's recommendation to the Boone County Fiscal Court after the Planning Commission approves its Minutes from tonight's Business Meeting. It is important that the public contact the Fiscal Court in order to know the schedule for First and Second Reading of an Ordinance. It would most likely occur in March, 2021 but it is important to check with the County about their meeting schedule. Finally, Mr. Costello thanked Bob Jonas and Matt Becher for their hard work in completing this project. He also announced that Mr. Jonas will be retiring on March 1, 2021 so his career with us is finishing on a good note. This Study will really change the area in how it is developed.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, referred to his January 15, 2021 Memo and emails about the Florence Main Street Zoning Study update. The City of Florence has requested that the Planning Commission perform an evaluation and make recommendations of the Florence Main Street Zoning District (FMS). Matt Becher will be the manager of this project working with other Zoning Staff and the Technical/Design Review Committee. The Committee met prior to the Business Meeting and reviewed the outline of the project and schedule. As part of this work, the Staff would like to hire Emersion Design, LLC to assist us in reviewing the design standards and providing the necessary illustrations/graphics. The cost of this work would not exceed \$5,000.

Mr. Patton moved to authorize its Executive Director to enter into a contract with Emersion Design, LLC at a maximum cost of \$5,000 in order to provide design services for the Florence Main Street Zoning Study update. Mrs. Heilman seconded the motion and it carried unanimously.

CHAIRMAN'S REPORT:

Chairman Rolfsen announced that the new list of Committee assignments is almost ready to distribute. We are waiting for Judge Moore to make one final Board appointment to replace Brad Shipe. That will happen next week.

OTHER: None

There being no further business to come before the Planning Commission, **Mr. Patton moved to adjourn the meeting. Mr. Turner seconded the motion. The meeting was adjourned by unanimous consent at 7:30 P.M.**

APPROVED

**Charlie Rolfsen
Chairman**

Attest:

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