



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

### **ANNOTATED**

**BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
FEBRUARY 6, 2019  
7:00 P.M.  
AGENDA**

**A. Welcome and Pledge of Allegiance**

**B. Roll Call of Members**

**C. Approval of Minutes**

- January 2, 2019 - Business Meeting - **APPROVED**
- January 2, 2019 - Public Hearings #1, 3, & 4 - **APPROVED**
- January 23, 2019 - Special Business Meeting - **APPROVED**

**D. Approval of Invoice Payments - **APPROVED****

**E. Action on Plan Reviews**

**ZONING MAP AMENDMENT - Kim Bunger, Chairman, Todd Morgan, Staff**

1. Request of **Viox & Viox, Inc. (applicant)** for **Suzanne Cress Estate, Herbert H. Cress, and Cindy L. Cress (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Suburban Residential One (SR-1) for an approximate 21.8 acre site located at 7456 Camp Ernst Road and 488 Cress Court, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residences.

**APPROVED UNANIMOUSLY**

**ZONING MAP AMENDMENT - Kim Bunger, Chairman, Kevin Wall, Staff**

2. Request of **Legendary Ridge Properties LLC (applicant)** for **Roslyn Wachs Trustee (owner)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Rural Suburban Estates/Planned Development (RSE/PD) for a 50.78 acre tract located on the north side of Burlington Pike, between the properties at 3300 and 3446 Burlington Pike and across from the Burlington Pike/Saddle Ridge Drive intersection, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residences.

***APPROVED 12-1***

**TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Michael Schwartz, Staff**

3. Chick-fil-A - 4980 Houston Road - ***APPROVED 13-1***
- F. **New Business**  
***NONE***
- G. **Executive Director's Report:** Kevin P. Costello, AICP
- H. **Committee Reports:**  
- Airport (Randy Bessler)  
- Administrative/Personnel (Rick Lunnemann)  
- Enforcement (Kim Bunger)  
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)  
- Technical/Design Review (Lori Heilman)  
- Executive (Charlie Rolfsen)
- I. **Chairman's Report:** Charlie Rolfsen
- J. **OKI Report:**
- K. **Other:**
- L. **Adjournment:**

**NEXT COMMITTEE MEETINGS:**

***Technical/Design Review - February 6, 2019 - 6:00 P.M.***  
***(Boone County Admin. Bldg. - Fiscal Courtroom Conference Room)***  
***A. Chick-fil-A - 4980 Houston Road***

***Long Range Planning/Comp Plan - February 6, 2019 - 6:00 P.M.***  
***(Boone County Planning Commission Office)***  
***A. Plan 2040***

***Airport - February 14, 2019 - 12:00 Noon***  
***(CVG Centre - Kenton County Airport Boardroom)***  
***A. Quarterly Update***

**Zone Change/Concept Plan - February 20, 2019 - 5:00 P.M.**  
**(Boone County Admin. Bldg. - Fiscal Courtroom)**  
**A. Diersing/Southern Hearth - 2100 Litton Lane**  
**B. Redwood ACQ/Lucile Stephens Trust - 2046 Burlington Pike**

**Long Range Planning/Comp Plan - February 20, 2019 - 6:30 P.M.**  
**(Boone County Admin. Bldg. - Fiscal Courtroom)**  
**A. Plan 2040 Update**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

**Business Meeting - March 6, 2019 - 7:00 p.m.**  
**Boone County Administration Building**  
**Boone County Fiscal Courtroom**

**Public Hearings - March 6, 2019 - 7:30 p.m.**  
**Boone County Administration Building**  
**Boone County Fiscal Courtroom**



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

### **ANNOTATED**

**BOONE COUNTY PLANNING COMMISSION  
PUBLIC HEARINGS  
BOONE COUNTY ADMINISTRATION BLDG.  
BOONE COUNTY FISCAL COURTROOM  
FEBRUARY 6, 2019  
7:30 P.M.  
AGENDA**

#### **ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Rick Lunnemann, Chairman, Michael Schwartz, Staff**

1. Request of **John Diersing (applicant)** for **Southern Hearth Real Estate LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 16 acre site located at 2100 Litton Lane, Boone County, Kentucky. The request is for a Special Sign District in a Industrial One (I-1) District to allow an electronic message center on a monument sign.

**COMMITTEE MEETING - 2/20/19 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 3/6/19 - 7:00 P.M. - FISCAL COURTROOM**

#### **ZONING MAP AMENDMENT - Kim Patton, Chairman, Kevin Wall, Staff**

2. Request of **Redwood ACQ - Greg Thurman (applicant)** for **Lucile C. Stephens Trust Agreement c/o Michael A. Conner (owner)** for a Zoning Map Amendment from Suburban Residential Two (SR-2) and Public Facilities (PF) to Suburban Residential Two/Planned Development (SR-2/PD) for approximately 18.3 acres and Public Facilities/Planned Development (PF/PD) for approximately 3.9 acres of the tract located at 2046 Burlington Pike, Boone County, Kentucky; and for a Zoning Map Amendment from Public Facilities (PF) to Commercial One (C-1) for approximately 2.6 acres and Public Facilities/Planned Development (PF/PD) for approximately 4.1 acres of the tract located on the northwest corner of the North Bend Road/Veterans Way intersection and immediately south of Stephens Elementary School at 5687 North Bend Road, Boone County, Kentucky. The request is for zone changes to allow single story attached dwelling units, an assisted living facility, and commercial uses.

**COMMITTEE MEETING - 2/20/19 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 3/6/19 - 7:00 P.M. - FISCAL COURTROOM**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARING**

***Business Meeting - March 6, 2019 - 7:00 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom***

***Public Hearings - March 6, 2019 - 7:30 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom***