A. Welcome and Pledge of Allegiance

B. Roll Call of Members

C. Approval of Minutes
   - June 5, 2019 - Business Meeting - APPROVED
   - June 5, 2019 - Public Hearings - APPROVED

D. Approval of Invoice Payments - APPROVED

E. Action on Plan Reviews

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Kim Patton, Chairman, Michael Schwartz, Staff

1. Request of Immanuel Baptist Church, Pastor Doug Foster (applicant) for Immanuel Baptist Church of Florence, KY, Inc. (owner) for a Zoning Map Amendment for a Special Sign District for a 4.72 acre site located at 7183 Pleasant Valley Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates (RSE) zone to allow an electronic message center on a freestanding sign.

   APPROVED UNANIMOUSLY
CHANGE IN CONCEPT DEVELOPMENT PLAN - Janet Kegley, Chairwoman, Todd Morgan, Staff

2. Request of Brian Dunham, Frost Brown Todd, LLC (applicant) for Benenson Flo. KY. LLC and Wal-Mart Real Estate Business Trust (owners) for a Change in Concept Development Plan for a 14.85 acre site located at 4949 Houston Road, Florence, Kentucky (Sam's Club). The request is for a Change in Concept Development Plan to allow a gasoline fueling station and for modifications to an existing retail building in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone.

THIS ITEM HAS BEEN DEFERRED UNTIL 8/7/19 AT 7:00 P.M.

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

3. Request of Al Neyer, LLC (applicant) for Loretta F. Smith Estate, Harold Stidham, and Deborah Stidham (owners) for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Industrial One (I-1) for a 111.1042 acre site located at 4548 and 4664 Bullittsville Road, and at the western terminus of Wright Boulevard, Boone County, Kentucky. The request is for a zone change to allow industrial uses.

THIS ITEM HAS BEEN DEFERRED UNTIL 8/7/19 AT 7:00 P.M. COMMITTEE MEETING 7/17/19 AT 5:00 P.M.

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Kevin Wall, Staff

4. Aero Commerce - Aero Parkway/Burlington Pike - APPROVED

F. New Business

ZONING MAP AMENDMENT - Todd Morgan, Staff

5. Request of RES, LLC (applicant) for CMH of KY, Inc. (owner) for a Zoning Map Amendment from Commercial Services (C-3) to Industrial One (I-1) for a 6.2657 acre tract located at 10833 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow the sales of semi trucks and trailers.

PUBLIC HEARING AUGUST 7, 2019 - 7:30 P.M. - FISCAL COURTROOM

CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Michael Schwartz, Staff

6. Request of Jason Horowitz (applicant) for Florence KY (SEC HWY 42 and Express) (owner) for a Change in an Approved Concept Development Plan in Office One/Planned Development (O-1/PD) and Commercial Two/Planned Development (C-2/PD) zones for a 0.97 acre lot located on the south side of US 42, to the immediate west of the property at 8741 US 42 and immediate east of the property at 8755 US 42, Florence, Kentucky. The request is for a change in an approved Concept Development Plan to allow an automotive repair facility.

PUBLIC HEARING AUGUST 7, 2019 - 7:30 P.M. - FISCAL COURTROOM
ZONING MAP AMENDMENT - Michael Schwartz, Staff

7. Request of The Kleingers Group (applicant) for Turfway Park, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development/Houston-Donaldson Study Corridor (R/PD/HDO) to Industrial One/Planned Development/Houston-Donaldson Study Corridor (I-1/PD/HDO) for 17.345 acres located at the northwest end of the property at 7500 Turfway Road (Turfway Park race track), and immediately southwest of the property at 3845 Turfway Road, Florence, Kentucky. The request is for a zone change to allow industrial uses.

PUBLIC HEARING AUGUST 7, 2019 - 7:30 P.M. - FISCAL COURTROOM

G. Executive Director's Report: Kevin P. Costello, AICP
   - FY 2019-2020 Budget & Contract Renewals - APPROVED

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: Kim Patton

K. Other:
   - Recognition of Greg Breetz - former Planning Commission Member

L. Adjournment:

NEXT COMMITTEE MEETINGS:

Technical/Design Review - July 3, 2019 - 6:30 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)

A. Aero Commerce - Aero Parkway & Burlington Pike

Zone Change/Concept Plan - July 17, 2019 - 5:00 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)

A. Al Neyer, LLC - Bullittsville Road & Wright Boulevard
UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:

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

Public Hearings - August 7, 2019 - 7:30 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom
BOONE COUNTY PLANNING COMMISSION
PUBLIC HEARING
BOONE COUNTY ADMINISTRATION BLDG.
BOONE COUNTY FISCAL COURTROOM
JULY 3, 2019
7:30 P.M.
AGENDA

ZONING MAP AMENDMENT - Michael Schwartz, Staff

1. Request of The Kleingers Group (applicant) for Turfway Park, LLC (owner) for a Zoning Map Amendment from Recreation/Planned Development/Houston-Donaldson Study Corridor (R/PD/HDO) to Industrial One/Planned Development/Houston-Donaldson Study Corridor (I-1/PD/HDO) for 17.345 acres located at the northwest end of the property at 7500 Turfway Road (Turfway Park race track), and immediately southwest of the property at 3845 Turfway Road, Florence, Kentucky. The request is for a zone change to allow industrial uses.

The applicant has requested that this item be postponed and rescheduled for August 7, 2019 at 7:30 p.m.

UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS

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

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