



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
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
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ANNOTATED

**BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
DECEMBER 6, 2017
7:00 P.M.
AGENDA**

- A. **Welcome and Pledge of Allegiance**
- B. **Roll Call of Members**
- C. **Approval of Minutes**
 - November 1, 2017 Business Meeting - **APPROVED**
 - November 1, 2017 Public Hearings - **APPROVED**
 - November 29, 2017 Public Hearing - **APPROVED**
- D. **Approval of Invoice Payments - APPROVED**
- E. **Action on Plan Reviews**

ZONING MAP AMENDMENT AND VARIANCE - Kim Bunger, Chairman, Mitch Light, Staff

1. Request of **Jim Thomas, President and CEO of The Harper Company (applicant)** for **Billy Vines, Judith Vines, and Shayeson Huff Properties, LLC (owners)** for a Zoning Map Amendment from Industrial One (I-1) to Industrial Two (I-2), and a Variance, for an approximate 10 acre area located at 1582 and 1648 Petersburg Road, Boone County, Kentucky. The request is for a zone change to allow construction related uses and all I-2 zone Principally Permitted and Accessory Uses, and a Variance from Section 3645 of the Boone County Zoning Regulations to reduce the required landscape buffer yard along the east property line.

WITHDRAWN BY APPLICANT

ZONING MAP AMENDMENT - Mark Hicks, Chairman, Kevin Wall, Staff

2. Request of **Jay Bayer, Bayer Becker Inc. (applicant)** for **Toebben, Ltd. (owner)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Suburban Residential Three/Commercial One/Planned Development (SR-3/C-1/PD) for an approximate 2.2 acre lot located at 1892 Stahl Road, Boone County, Kentucky. The request is for a zone change to allow an expansion of a residential phase in the previously approved Rivers Pointe Estates development (no increase in number of dwelling units for the overall Rivers Pointe Estates development).

APPROVED UNANIMOUSLY

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Mitch Light, Staff

3. Request of **Seva Hospitality, Ravi Narsinghani (applicant)** for **BBWAJ Partnership (William Burbank) (owner)** for a Zoning Map Amendment from Office One/Planned Development/Houston-Donaldson Study Corridor Overlay (O-1/PD/HDO) to Office Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/PD/HDO) for an approximate 2.8 acre site located on the south/west side of Ted Bushelman Boulevard between the property at 3125 Ted Bushelman Boulevard (Florence Fire Department) and 7300 Woodspoint Drive (Bridge Point Center), Florence, Kentucky. The request is for a zone change to allow a hotel and other uses permitted in the O-2 and C-2 zones.

APPROVED UNANIMOUSLY

CHANGE IN CONCEPT DEVELOPMENT PLAN - Rick Lunnemann, Chairman, Todd Morgan, Staff

4. Request of **Viox & Viox (applicant)** for **Shihasi Turfway, LLP, Shihasi Blue Ash, LLP, and Shihasi Corporation (owners)** for two changes in approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 6.237 acre site including the tracts at 7484 and 7492 Turfway Road, and the 0.472 acre vacant tract in between the properties at 7484 and 7492 Turfway Road, Florence, Kentucky. The request is for modifications to two Concept Development Plans to allow an additional hotel and increase the building intensity for the existing hotel at 7492 Turfway Road by reducing the lot size, and modifying previous conditions of approval.

APPROVED UNANIMOUSLY

ZONING TEXT AMENDMENT - Lori Heilman, Chairwoman, Kevin Wall, Staff

5. Request of the **City of Union** to consider a Zoning Text Amendment to Section 2513 "Conditional Uses and Criteria" of the **Boone County Zoning Regulations** to permit sales and leasing of new and used motor vehicles as a Conditional Use in the Union Commercial (UC) District. The request is to hear and evaluate comments on a proposed zoning text amendment and how it affects the current **Boone County Comprehensive Plan, Union Town Plan, and Boone County Zoning Regulations.**

DENIED 7-5

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

6. TRU by Hilton - 1090 Vandercar Way - **APPROVED**

F. New Business:

ZONING MAP AMENDMENT - Todd Morgan, Staff

7. Request of **Anchor Retail Solutions LLC (applicant)** for **Arlinghaus I LLC (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Commercial Two/Planned Development (C-2/PD) for an approximate 1.71 acre site located on the east side of US 42, on the southeast corner of the intersection with Fowlers Lane and to the west of the property at 9075 US 42 (Kroger fuel center), Union, Kentucky. The request is for a zone change to allow a multi-tenant commercial building.

PUBLIC HEARING - JANUARY 3, 2018 - 7:30 P.M. - FISCAL COURTROOM

- G. Executive Director's Report:** Kevin P. Costello, AICP

H. Committee Reports:

- Airport (Randy Bessler)
- Administrative/Personnel (Steve Turner)
- 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:** Greg Breetz

- K. Other:**

- L. Adjournment:**

NEXT COMMITTEE MEETINGS:

Technical/Design Review - December 6, 2017 - 6:00 p.m.
(Fiscal Courtroom Conference Room- Administration Building)

- A. TRU by Hilton - 1090 Vandercar Way***
- B. Zoning Text Amendment - City of Union***
- C. Review of Downspout Request***

Zone Change/Concept Plan - December 20, 2017 - 5:00 p.m.
(Fiscal Courtroom - Administration Building)
A. A&K Enterprises - US 42/Express St/Cavalry Drive
B. The Drees Company - Thornwilde Drive
C. Kroger/Barnett - US 42

UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:

Business Meeting - January 3, 2018 - 7:00 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom

Public Hearings - January 3, 2018 - 7:30 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom



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BOONE COUNTY FISCAL COURTROOM
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AGENDA**

CHANGE IN CONCEPT DEVELOPMENT PLAN - Kim Patton, Chairman, Mitch Light, Staff

1. Request of **The Drees Company c/o Mike Schoettelkotte (applicant)** for **The Drees Company (owner)** for a Change in an Approved Concept Development Plan in a Residential Planned Development (RPD) zone for a 55.242 acre site located on the north side of Thornwilde Drive, across from the Thornwilde Drive/Southcross Drive intersection, and on the east side of Williams Road, to the north of the Thornwilde Drive/Williams Road intersection, Boone County, Kentucky. The request is for a change in an approved Concept Development Plan to allow single family detached residences.

***COMMITTEE MEETING - 12/20/17 - 5:00 P.M. - FISCAL COURTROOM
ACTION DATE - 1/3/18 - 7:00 P.M. - FISCAL COURTROOM***

CHANGE IN CONCEPT DEVELOPMENT PLAN - Kim Bungler, Chairman, Todd Morgan, Staff

2. Request of **Kroger (Don Barnett) (applicant)** for **Kroger Limited Partnership (Don Barnett) (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 7.853 acre site located on the south/east side of US 42, and to the immediate south/west of the Boone County Public Library, Scheben Branch, at 8899 US 42, Union, Kentucky, and a 4.8589 acre site located on the east side of US 42 and to the west of the Kroger Marketplace property at 9001 US 42, Union, Kentucky. The request is for a change in an approved Concept Development Plan to allow modifications to the Union Kroger Marketplace outlot uses and standards.

***COMMITTEE MEETING - 12/20/17 - 5:00 P.M. - FISCAL COURTROOM
ACTION DATE - 1/3/18 - 7:00 P.M. - FISCAL COURTROOM***

CHANGE IN CONCEPT DEVELOPMENT PLAN - Steve Turner, Chairman, Kevin Wall, Staff

3. Request of **A&K Enterprise, Inc. (owner)** for a Change in an Approved Concept Development Plan in a Office One/Planned Development (O-1/PD) zone for a 1.098 acre lot located on the south side of US 42 and to the immediate west of the property at 8735 US 42, Florence, Kentucky; and for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 1.226 acre lot located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky, and a 4.032 acre site located on the south side of Cavalry Drive and to the immediate east of the property at 1573 Cavalry Drive, Florence, Kentucky. The request is for a change in an approved Concept Development Plan to allow additional commercial uses on these three sites.

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