



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
plancom@boonecountyky.org

ANNOTATED

**BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
NOVEMBER 7, 2018
7:00 P.M.
AGENDA**

- A. Welcome and Pledge of Allegiance**
- B. Roll Call of Members**
- C. Approval of Minutes**
 - October 3, 2018 - Business Meeting - **APPROVED**
 - October 3, 2018 - Public Hearing - **APPROVED**
- D. Approval of Invoice Payments - **APPROVED****
- E. Action on Plan Reviews**

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

1. Request of **Steven Berling (applicant)** for **Cathy Dryden, John Dryden, Cynthia Schroeder, and Jerry Inskeep (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 14.86 acre site located on the east side of Gunpowder Road, approximately 40 feet north of the Gunpowder Road/Ridgeview Drive intersection, approximately 25 feet south of the Gunpowder Road/Bill Wentz Drive intersection, and including the property at 8756 Gunpowder Road, Boone County, Kentucky (annexation into the City of Florence pending). The request is for a zone change to permit memory care, assisted living, and senior housing.

APPROVED 10 -1

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Todd Morgan, Staff

2. Speedway - 5992 Merchants Street - **APPROVED**

F. New Business:

ZONING MAP AMENDMENT AND CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

3. Request of **Al Neyer, LLC (applicant)** for **Aero Commerce Master Developer, LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 3.481 acres located on the north/east side of Burlington Pike approximately 250 feet east of the Burlington Pike/Aero Parkway intersection, a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 2.82 acres located on the north/east side of Burlington Pike and immediately west of the property at 5985 Centennial Circle, and a Zoning Map Amendment from Urban Residential Three (UR-3) to Industrial One (I-1) for 5.086 acres located on the south side of Aero Parkway approximately 1,070 feet east of the Burlington Pike/Aero Parkway intersection, Boone County, Kentucky; and the request of **Al Neyer, LLC (applicant)** for **Aero Commerce Master Developer, LLC (owner)** for a Change in Approved Concept Development Plan in Urban Residential Three (UR-3) and Industrial One (I-1) zones for a 54.926 acre portion of the 66.313 total acre site that is located on the northeast corner of the Burlington Pike/Aero Parkway intersection, along the south side of Aero Parkway, and to the north of the properties at 5945, 5965, 5975, and 5985 Centennial Drive, and 5785 Constitution Drive, Boone County, Kentucky. The requests are to allow uses permitted in the UR-3 and I-1 zones on the 66.313 total acre site.

PUBLIC HEARING - DECEMBER 5, 2018 - 7:30 P.M.

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

4. Request of **Stanley W. Young, III, Worthington Signs (applicant)** for **Speedway America (owner)** for a Zoning Map Amendment for a Special Sign District for a 1.4 acre site located at 3555 North Bend Road, Boone County, Kentucky. The request is for a Special Sign District in a Industrial One (I-1) zone to allow an electronic message center on a monument sign.

PUBLIC HEARING - DECEMBER 5, 2018 - 7:30 P.M.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Todd Morgan, Staff

5. Request of **Tommy Reed/Atlantic Sign Company (applicant)** for **Muellers Properties LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.0106 acre site located at 5555 North Bend Road, Boone County, Kentucky. The request is for a Special Sign District in a Commercial Two (C-2) zone to allow a pylon sign with an electronic message center.

PUBLIC HEARING - DECEMBER 5, 2018 - 7:30 P.M.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Todd Morgan, Staff

6. Request of **Tommy Reed/Atlantic Sign Company (applicant)** for **WFF Investments LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 13.882 acre site located at 11095 Dixie Highway, Boone County, Kentucky. The request is for a Special Sign District in a Industrial One (I-1) zone to allow additional wall signs.

PUBLIC HEARING - DECEMBER 5, 2018 - 7:30 P.M.

CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

7. Request of **David L. Schank Companies (applicant)** for **G. Sharpco Inc. (owner)** for a Change in an Approved Concept Development Plan in Commercial Two (C-2) and Office Two (O-2) zones for a 6.254 acre site located to the south and east of the property at 2355 Burlington Pike (Gold Star Chili), east of the property at 6159 First Financial Drive, west of the properties at 6100 First Financial Drive (Forcht Bank) and 6201 Camsey Drive, and north of the properties at 6030, 6036, 6042, 6048, 6054, 6060, and 6066 Kingsgate Drive, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit retail, restaurant, commercial, and office uses.

PUBLIC HEARING - JANUARY 2, 2019 - 7:30 P.M.

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

H. Committee Reports:

- Airport (Randy Bessler)
- Administrative/Personnel (Steve Turner)
- Enforcement (Kim Bungler)
- 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:

Executive - November 7, 2018 - 6:00 P.M.
(Boone County Admin. Bldg. - BCPC Office)
A. Fee Schedule Update

Technical/Design Review - November 7, 2018 - 6:30 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)
A. Speedway - 5992 Merchants Street

Long Range Planning/Comp Plan - November 28, 2018 - 6:30 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)
A. Plan 2040 Update

UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:

Business Meeting - December 5, 2018 - 7:00 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom

Public Hearings - December 5, 2018 - 7:30 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom



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NOVEMBER 7, 2018
7:30 P.M.
AGENDA**

CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff

1. Request of **David L. Schank Companies (applicant)** for **G. Sharpc Co. Inc. (owner)** for a Change in an Approved Concept Development Plan in Commercial Two (C-2) and Office Two (O-2) zones for a 6.254 acre site located to the south and east of the property at 2355 Burlington Pike (Gold Star Chili), east of the property at 6159 First Financial Drive, west of the properties at 6100 First Financial Drive (Forcht Bank) and 6201 Camsey Drive, and north of the properties at 6030, 6036, 6042, 6048, 6054, 6060, and 6066 Kingsgate Drive, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit retail, restaurant, commercial, and office uses.

(This Item has been postponed at the request of the Applicant. It will be rescheduled for January 2, 2019.)

UPCOMING BUSINESS MEETING AND PUBLIC HEARING

***Business Meeting - December 5, 2018 - 7:00 P.M.
Boone County Administration Building
Boone County Fiscal Courtroom***

***Public Hearings - December 5, 2018 - 7:30 P.M.
Boone County Administration Building
Boone County Fiscal Courtroom***