

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
OCTOBER 7, 2015  
7:30 P.M.**

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**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Greg Breetz  
Mr. Mike Ford, Vice Chairman  
Ms. Lori Heilman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Mr. Kim Patton  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Kim Bunger, Secretary/Treasurer  
Mr. Charlie Reynolds  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director, Zoning Services  
Mr. Mitchell A. Light, Asst. Zoning Administrator

Chairman Rolfsen called the Public Hearing to order at 7:43 P.M. and introduced the first item on the Agenda:

**CONCEPT DEVELOPMENT PLAN - Mitch Light, Staff**

1. Request of Imbus Enterprises, LP c/o John E. Imbus (applicant) for FNFS, LLC c/o Michael Talis (owner) for a Concept Development Plan in a Office One/Urban Residential Two/Planned Development/Parkway Corridor Study Overlay (O-1/UR-2/PD/PO) zone for an approximate 5.2 acre site located at 7501 U.S. 42, Florence, Kentucky. The request is for a Concept Development Plan to allow a self storage facility.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The applicant is requesting Concept Development Plan approval to allow the redevelopment of the former Florence Nursery site for a self storage facility. The applicant is proposing 627 self storage units which are approximately five (5) feet from the east property line with the Florence Senior Center. Along the west property line, the setback is 23'-5" near the multi-family area and increases to 46' near the single family area (the plan also calls out a 6' high landscape berm). The front yard setback along U.S. 42 is approximately 80'. The site currently has two (2) curb cuts.

The structures along US 42 appear to have brick facades. Staff cannot determine what the side and rear elevation materials are, but recommend brick to match the front. Mr. Light referred to a building elevation drawing. He questioned the building materials since some of the proposed building faces the Florence Senior Center and some residential buildings. The Central Florence Strategic Plan, which includes the subject site, was adopted in 2008. The adoption of the Planned Development overlay zone for the area resulted from the study. Mr. Light reviewed the adjoining zoning and land uses next to the site. The Comprehensive Plan's Future Land Use Map designates this site as Commercial, Public/Institutional and Suburban Density Residential. The Land Use Element does not specifically address the site but refers to the Central Florence Strategic Plan. The site is located in Area 6 - U.S. 42 of the Plan. It states that "an intermixed combination of office and multi-family residential uses as described in the Plan Concepts is recommended for this area." The Plan Concepts section suggests to "further develop the intermixed office and multi-family theme existing in the area, encourage multi-story buildings with smaller setbacks from U.S. 42, full brick structures with masonry detailing and complete, simple pitched roofs (gabled or hipped), with parking provided at the sides and rear, U.S. 42 East (Area 6)." In addition, street frontage landscaping is recommended. Mr. Light reviewed a series of photographs of the site and immediate area. He mentioned the presence of a power line located on the western side of the property. It is only 10 foot high. It will have to be relocated when the site is redeveloped. Mr. Light showed a photo of the existing privacy fence located on the east side of the site that was installed as part of Senior Center development. He showed photographs of textured concrete. This is the proposed material used in the construction of the self storage facility.

In terms of Staff Concerns, the Staff would like to see what is being proposed for building mounted signage. A brick monument sign is shown on the Concept Plan. No height or square footage has been provided for the monument sign at this time. Staff questions whether the applicant explored a professional office use/uses for the portion of the site fronting U.S. 42 and using the remainder of the site for self storage. This comment is based on the established commercial and professional office uses directly across U.S. 42. Staff recommends brick be used on the side and rear elevations around the perimeter as these elevations will be visible from the residential along the west and

the Florence Senior Center along the east. Many of these types of uses rent moving trucks of various sizes. Will this site have that as an option, and if so where will the trucks be stored? Staff has attached to this report, a copy of standards set forth in Section 1514 "Planned Development Standards" of the Boone County Zoning Regulations. Concept Development Plan proposals in Planned Developments are to be primarily evaluated against these standards or criteria.

In conclusion, the request needs to be evaluated by the Boone County Planning Commission and the City of Florence in terms of Article 3 and the Planned Development requirements stated in Article 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on the existing and planned uses in the area.

Mr Light noted that there were a number of testimonials in support of the project and attachments that were sent to the office regarding the request. They have been included in the Staff Report along with a letter from Alex Blaine.

At this time, Chairman Rolfsen asked if the applicant wanted to proceed with his presentation?

Mike Duncan, attorney, explained that Imbus Enterprises is a family owned company. The company develops, owns and operates self storage buildings, office and industrial buildings and Quik Lube stores. Most of their properties are in Southern Ohio. The proposed building is their first venture in Northern Kentucky. Mr. Duncan stated that the development has interesting architectural design. The proposed use is a needed service in the community. The proposed use has a much less impact on the community than residential apartments. It has very few police and fire calls. It will be a \$6 million plus investment in the neighborhood. It will generate a lot of tax dollars for the community. The proposed facility will generate approximately 12-15 customers per day. It will produce very little traffic. Usually, there is no more than 4-5 customers on the site at the same time. The facility will also have 1-2 employees on-site.

Mr. Chris Imbus, stated that the architecture they use is keeping in line with what Florence wants for the area. The proposed sign will be in proportion to the height and width of signs in the area. They will not do anything that is unsightly. The proposed building on the right side will increase in size by 5 feet. A 46 foot setback and a 6 foot high berm will screen the side of the proposed building. He noted that he is considered a quiet neighbor. There is not a lot of activity. Hours will be limited from 6:00 am. to 11:00 pm. He invited Mr. Blaine to visit their other facilities. He noted that Josh Wice and Mayor Diane Whalen have visited one of their facilities. He showed a photograph of a sign from their Fairfield facility. The proposed facility will not have a residence but rather an office building. Mr. Imbus showed photographs of their other building locations and layouts. In the first year, they will have 1-3 trucks but after the first year, they will be down to one truck or no trucks. They use surveillance cameras. All of the units are individually alarmed. There is a gate code that activates the alarm. In response to a question by Chairman Rolfsen, Mr. Imbus said that the design for the Florence location will follow the design of the Fairfield, Ohio facility. Some of the proposed units will be climate controlled. The exterior units will be located in the outside area.

Mr. Duncan explained that the trucks are not U-Haul trucks but rather trucks they supply to their customers to get their items moved to the storage unit. The existing creek is located in a heavily

wooded area. The proposed development will preserve this area and the creek. It will serve as a very dense buffer. The proposed use is not a heavy urban residential, multi-family use. That would not be appropriate for the site. Office buildings are also not appropriate for the site since the market is already saturated. Either of those uses would produce more traffic. The long and slender configuration of the parcel will rule out those types of uses. It is a friendly development and is generally consistent with the Planned Development (PD) overlay because the proposed development and others in the area provides the mixed use.

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

Mr. Joe Berkshire, 7414 U.S. 42, stated that he has lived in the area on and off for the past 75 years. The current owner of the property has no pride in taking care of the property. If the zoning is not broke, don't mess with it. Florence is overrun with rental property. We rent motels, storage units, payday loan facilities, etc. Like a local bank, we need more roots and less branches. The architecture looks like a prison - walls, garages, signs, cameras and alarms. It is a prison for people's possessions. You can dress it up but it is still a storage unit area. With 627 units, you would come to it every 55 days to see what is in your unit. Twelve people a day visiting the facility is a slim number. The owner could sell the facility and the next owner may not take care of it like the previous owner. Then, we are stuck with it. Mr. Berkshire stated that when he rented his unit, he saw someone living in a unit and using it as a distribution center. Right now, homeless people are living on the property and they use the library's restrooms.

Ms. Tammy Price, 107 Lawrence Drive, stated that only 2 of her neighbors received a notice of the Public Hearing. The other neighbors who back up to the property also didn't receive notice. The proposed use is not needed. There are two such facilities located within 5 miles. There is one located next to Ponderosa and one on U.S. 25. There is not a need for a third facility. The U.S. 42 corridor is full of "home-like" structures. A storage facility belongs in an industrial area. She stated that she bought her home thinking that the City of Florence would help maintain the small neighborhood feel. That is not what is happening. There is a great amount of deterioration going on now. The apartment buildings are not being maintained. She had to call the City of Florence to pick-up mattresses and garbage. The proposed owner is not from Northern Kentucky but from Ohio. They will not be on-site on a daily basis to see what is going on. She has lived in Florence since 1975 and she used to be proud of living in the area. It has become known as an inner city area. It is not a hometown neighborhood anymore.

Mr. Dennis Dallas, 110 Lawrence Drive, stated that he was one of the three people who did get a letter about the Public Hearing. He totally disagrees with the proposal. The presentation by the applicant absolutely told him nothing about the project. He has no idea of its impact. He expressed a concern about the rear view of the proposed use since it backs up to his property. There is a natural buffer that separates him from the development but it only serves as a buffer 7 months a year. He doesn't like the 24/7 lights. He personally knows people who live in storage units. They plug into utilities, live in the unit year round and work at Citi Bank. He also has HUD units next to him and the proposed use will devalue his property even more.

Ms. Nancy Dallas, 110 Lawrence Drive, asked if the City of Florence already approved the project?

Chairman Rolfsen responded no but the request will go to the City next for final action. U.S. 42 is their main road into Florence. Ms. Dallas stated that tourists don't have a big town to visit. Instead of visiting a nice restaurant, there will be a public storage facility. Is this Dixie Highway South? Property taxes have increased but property values have come down. She stated that she knows homeless people who live in units since she gave a ride to one individual. It will be another homeless community.

Ms. Kathy Rottman, 109 Lawrence Drive, stated that she didn't think it was the proper facility for the type of neighborhood. It is a "home-like" neighborhood - a funeral home, bank, library, etc. They are also nice brick commercial buildings that have been well maintained for years. This type of facility just doesn't fit in.

Ms. Mimi Tagher, stated that she rents office space a few blocks away from the proposed facility. Her brother owns a building in the area and her Dad has worked in the area for about 40 years. She loves the area and wants to stay. She has looked into buying or leasing space in the area to expand her business. She has no interest in being next to a storage facility. Usually, these types of facilities are located out of the way. It shouldn't be located in the middle of town. The Long Range Plan says office and multi-family and the proposal doesn't fit. The site currently needs to be cleaned up. It is an eyesore. The proposed use is not needed in the central part of Florence.

Ms. Mary Ellen Moore, stated that she has had a business along U.S. 42 for over 10 years. There is great pride in being in Florence. She noted that her image of community is not being located a block from a storage unit facility. Recently, there was a horrible accident in front of the property. It is not a place for trucks to pull in and out of the site since there is no traffic signal. It is dangerous. It is a phenominal piece of property. There are so many potential uses. The proposed use trashes it.

Mr. Duncan referred to the written testimonial from public officials in the Staff Report. He noted the positive comments about the type of facility, maintenance and operation. Trucks are not the focus of the proposal. They are incidental to the business use. It will generate less traffic. The proposed facility will be owner-operated by the Imbus family. If it were apartments or an office use, there would be renters. There are no individuals living in the units owned by Imbus Enterprises.

Mr. Imbus explained that they monitor everyone who comes and goes to each unit every day. They get a report in the morning and in the afternoon. His staff knows who is on the property. The design of the facility is described as a "fortress design". All the lighting will be inside the perimeter. There are no exterior lights that would be focused towards the neighbors. He stated that he doesn't live in Kentucky but is located 35 minutes away. He stated that he likes the area and is attracted to it. He invited anyone to tour any of his facilities.

Chairman Rolfsen questioned the applicant about hours of operations? Mr. Imbus replied 5:30/6:00 a.m. to 11:00 p.m. each day. Chairman Rolfsen asked what happens if people stay beyond 11:00 p.m.? Mr. Imbus responded that the alarms would go off and a report would be generated. It would be a next day resolution. The applicant also stated that the entire development would be built at the same time.

Chairman Rolfsen asked if any of the Planning Commission Members had any questions or comments?

Ms. Lori Heilman inquired whether the Milford, Miami or Fairfield locations adjoins residential areas? Mr. Imbus replied yes. She noted that it would be helpful if the applicant could bring this information to the Committee Meeting. Mr. Imbus noted that his Fairfield facility has a similar creek and wooded setting. Ms. Heilman asked where will the trucks be parked? Mr. Imbus answered in the parking lot out front. Ms. Heilman asked if they could be parked elsewhere since it conflicts with the existing businesses in the U.S. 42 corridor? She also asked if the applicant would be willing to reduce the hours of operation to match the hours of businesses that are currently operating in the U.S. 42 corridor. Mr. Imbus answered that he is flexible but it is based on demand. For example, a contractor may need access to his tools at different times. Ms. Heilman stated that perhaps the 9:00 p.m. - 11:00 p.m. slot is the problem. A reduction of hours could be more consistent with the neighboring businesses and adjoining residential uses.

Mr. Reeves inquired about the storage of boats, cars and recreational vehicles? Will they be allowed or any outdoor storage? Mr. Imbus replied there will be no outside storage.

Mr. Ford asked if there was a policy of operating a business from a storage unit? Mr. Imbus explained that fixing cars would not be allowed since he pays the electric bill. He rents the space and not lights, electric or a bathroom. Car work is not allowed on his concrete.

Mr. Costello noted that the plan is not detailed. The use is all pavement and building. Where is the storm water going to go? Where is the buffer on the sides? What are the building setbacks? What is the scale? Does the applicant have an Engineer to create a more detailed plan to know its impact on the neighborhood? Does the current plan meet the basic requirements for development? Mr. Imbus stated that he has spoken with Joe Kramer from Cardinal Engineering. He is on the que. Mr. Costello asked if the development can meet all storm water and landscaping requirements? The submitted elevation just doesn't describe what the east wall will look like in terms of materials. Mr. Imbus responded that the submitted drawing was created by the company who will be supplying the doors. The proposed buildings will step down since there is a 16 foot drop on the site. Mr. Costello asked if there was a maximum density for the site since the property is almost all pavement and buildings? Mr. Duncan stated that they are only at the Concept Development Plan stage. Mr. Costello noted that basic information related parking, setback, landscaping, detention requirements is needed to know the development's true impact on the neighborhood. Mr. Imbus noted that the maximum density allowed for the site was 90,000 square feet. They are not close to that figure. Chairman Rolfsen reminded the applicant to bring this information from the Architect/Engineer to the Committee Meeting.

Mr. Patton emphasized the importance of bringing the building elevations to the Committee Meeting especially sections that cross the property line.

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Public Hearing Item #1**

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**There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 21, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on November 4, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:45 P.M.**

**APPROVED:**

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**Charlie Rolfsen  
Chairman**

**Attest:**

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

**Exhibit**

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Greg Breetz  
Mr. Mike Ford, Vice Chairman  
Ms. Lori Heilman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Mr. Kim Patton  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Kim Bunger, Secretary/Treasurer  
Mr. Charlie Reynolds  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director, Zoning Services  
Mr. Mitchell A. Light, Asst. Zoning Administrator

Chairman Rolfsen called the Public Hearing to order at 8:46 P.M. and introduced the second item on the Agenda:

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff**

2. Request of **Cobblestone Street II, LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial One (C-1) zone for a 1.633 acre site located at 7550 Dixie Highway, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow all uses permitted in the C-1 zone.

Staff Member, Kevin Wall, presented the Staff Report for Todd Morgan, which included a PowerPoint presentation (see Staff Report). The request is for a Change in an Approved Concept Development Plan. The site was subject to a Zone Change request in 1994 and was limited to a bank. The original Committee Report is attached to the Staff Report. There were several conditions imposed on the site. The applicant is requesting all C-1 uses in the future. For now, the applicant would like to open a Dominos Pizza restaurant. The proposed changes to the existing building include removing the drive-thru canopy and adding an awning and signage in the front of the building. The building's interior would be remodeled. Mr. Wall showed photographs of the site and adjoining properties. The existing building is located next to the newly constructed Family Dollar store. In terms of Staff comments, Mr. Wall stated that since the approved use was limited to one use - a bank, the Board should carefully review the list of C-1 uses to determine which ones would be appropriate. The C-1 text is attached to the Staff Report.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with his presentation?

Mr. Rich Vigran, stated that he was the agent for the property owner. The property was purchased from Huntington Bank with the plan to have a long term lease with Dominos Pizza. The property owner has 29 Dominos' stores in Greater Cincinnati. The existing Dominos store will be moving from down the street into the former bank facility. Dominos wants to have a sit down store like Donatos where customers can eat inside the store and not just carry out. The owner wants to lease the building for 15 years with three five year extensions. Even though the owner is asking for all C-1 uses, the property will be locked in for the long-term as a Dominos store. The Dominos franchise owner is financially secure and it is a family owned business. Mr. Vigran submitted a new drawing showing blue awnings instead of the originally proposed red awnings (see Exhibit A). It is a more attractive awning. It goes over the windows and entrance way. It is a cloth awning.

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

Seeing no one, Chairman Rolfsen asked if any of the Planning Commission Members had any questions or comments?

Mr. Ford asked if the Planning Commission could restrict the property to only one use like Dominos? He expressed a concern about all C-1 uses. Mr. Wilson responded that the Board cannot do it unilaterally but only by agreement with the applicant as part of the Concept

**BOONE COUNTY PLANNING COMMISSION**  
**Public Hearing Item #2**

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Development Plan process. Mr. Costello also stated this is why the applicant is before the Planning Commission. He would like more than one approved use. The existing building is a bank and was designed to be one. That is why the property is currently limited to one use. He noted that the Board and applicant should review the list of C-1 uses carefully to determine potential impacts.

Chairman Rolfsen advised the applicant to review the list before the Zone Change Committee meeting to try to narrow it down to a few uses. Chairman Rolfsen asked if the proposed store will serve alcoholic beverages? Mr. Vigran replied no.

Mr. Turner asked what would happen to the existing Dominos store on Dixie Highway? Mr. Vigran responded that they would move out of the existing facility and into the proposed new store, if approved. The proposed store owner leases the existing Dominos store down the street. The existing store is limited in size. It is an old gas station.

**There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 21, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on November 4, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:56 P.M.**

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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

**Exhibit A - Revised Building Elevations**

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Greg Breetz  
Mr. Mike Ford, Vice Chairman  
Ms. Lori Heilman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Mr. Kim Patton  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Kim Bunger, Secretary/Treasurer  
Mr. Charlie Reynolds  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director, Zoning Services  
Mr. Mitchell A. Light, Asst. Zoning Administrator

Chairman Rolfsen called the Public Hearing to order at 8:57 P.M. and introduced the second item on the Agenda:

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Kevin Wall, Staff**

3. Request of **Greg Monnig, Woolpert (applicant)** for **Kentucky Asset Management, LLC c/o Wayne Smith (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 1.1793 acre site located at 5980 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a auto body repair and glass business with an outside storage area.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). It is an existing facility in which the applicant wants to change the originally approved Concept Development Plan. The site was originally the Goodwrench Center. It was developed about 15 years ago by Tom Gill. It is now occupied by Smith's Hi-Tech Auto. ABRA Auto Body wants to operate the facility as an auto body and glass store. The original approved plan did not allow auto body work to be performed on the site. There were other conditions dealing with outside storage, no parking of junk materials, etc. The site is located at the corner of Bankers and Merchant Streets. Mr. Wall showed photographs of the site and surrounding properties. The applicant is proposing a fenced storage area where vehicles are parked waiting for service. It will be 45' by 130' in size and columnar junipers will be placed on the east and north sides of the site. A 6 foot high fence made of PVC panel material will be installed.

In terms of Staff Comments, Mr. Wall referred to Page 9 (2). The first condition pertains to outside storage. There was one condition from the Planning Commission and 4 additional conditions from Florence City Council. Actually, the first condition by the Planning Commission was expanded by Florence City Council. The applicant is proposing a 6 foot high PVC panel fence. The zoning code and the Houston-Donaldson Study requires something more substantial. Article 31 of the zoning code requires a solid wall enclosure for outside storage. An example if this is the outdoor garden area at Home Depot. There is a CMU wall that matches the actual Home Depot building. Landscaping is being proposed by the applicant around the perimeter. Staff would like to see more landscaping facing Bankers Street. Mr. Wall noted that the applicant submitted a narrative that limits the auto body work indoors. How will this occur? Will the overhead doors be closed when work is occurring? The other two conditions deal with loud speakers and lighting. Will there be any changes to these two items based upon the proposed use that warrants changing the final two conditions?

Chairman Rolfsen asked if the applicant was present and wanted to proceed with his presentation?

Mr. Greg Monnig, Woolpert (applicant) representing ABRA Auto Body and Glass, stated that the company is a national chain and has been around since 1984. It has 342 store locations in 23 states. The proposed store is the first one in Northern Kentucky. They currently have stores in Cincinnati and Dayton. Mr. Monnig stated they will not change the lighting or intercom system. Service doors will be closed when the work is being performed. They are agreeable to add landscaping along the south side of the fence. They will probably lose one parking space. The hours of operation will be 8:00 a.m. - 6:00 p.m. They may open at 7:00 a.m. to allow customers to

drop off their vehicles before work. It will be business driven. It will have a local manager. The regional representative will be based in Northern Kentucky. Mr. Tom Carrico, Vice-President of Real Estate for ABRA Auto Body and Glass, Brooklyn Park, Minnesota stated that the glass portion of the business is glass repair related to auto body work. They also have mobile vans that are used to fix windshields.

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

Mr. Dick Crist stated that his company started developing the commercial subdivision in 1992. He owns the retail center next door. He explained that adding auto body work is not any different than what is going on now. There have been no complaints. The only reason they are here is because Tom Gill Chevrolet conceded to no auto body work on the site. He stated that he has no objection to the use and is glad to have them there.

Seeing no one, Chairman Rolfsen asked if any of the Planning Commission Members had any questions or comments?

Chairman Rolfsen asked if the applicant would have a paint booth and what about odors? Mr. Carrico replied there is an existing exhaust system in the building. Chairman Rolfsen asked where is the closest store? Mr. Carrico responded that his company purchased the True Quality Collision and USA Collision chains in Cincinnati. They have a prototype look but when they buy an existing building, they usually modify it by putting on a new store front and sign.

Mr. Patton asked for more details on the proposed fence. Chairman Rolfsen asked if the applicant could provide either a sample or photographs of what the fence would look like when installed.

Chairman Rolfsen asked if all of the wrecked vehicles will be stored behind the fence? Mr. Carrico replied yes until repair work actually begins. When the vehicles have been repaired, they will be moved to the parking area for pick up.

Mr. Ford asked if the applicant was going to other automotive repairs like oil changes or mechanical work? Mr. Carrico responded no, just auto body work. If a radiator is broken and it needs replacement when the auto body work is performed, it will be replaced at the same time. They don't do transmission work.

**There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 21, 2015 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on November 4, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:10 P.M.**

**BOONE COUNTY PLANNING COMMISSION**  
**Public Hearing Item #3**

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**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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

**Exhibit**