

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
DECEMBER 6, 2017
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bungler, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Rick Lunnemann
Ms. Jamie Nieves
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Janet Kegley
Mr. Don McMillian

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, Assistant Zoning Administrator/ZEO
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Robert A. Jonas, AICP, Director, Zoning Services

Chairman Rolfsen called the Public Hearing to order at 7:55 P.M. and introduced the first item on the 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.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The current zoning of this site is Residential Planned Development (RPD). The Future Land Use Map designates the site as Developmentally Sensitive (DS) and Suburban Density Residential (SD). This application is for 55.242 acres of the original 154 acres that was approved in 1997 to allow both single-family detached and single-family attached dwelling units. In 2006, a Preliminary Plat was approved for 175 condominium units on this 55.242 acres. The current proposal is for 78 detached single family homes. In 1997, approval with conditions was granted for a Zoning Map Amendment for 154 acres to allow both single-family detached and single-family attached dwelling units. In 2006, a Preliminary Plat was approved for 175 condominium units. Mr. Light proceeded to show photographs of the subject site and adjoining properties. The submitted Concept Development Plan shows the existing cemetery to remain as was proposed on the 1997 Concept Development Plan. Section 3166 of the Zoning Regulations outlines the requirements for subdivision development near a cemetery. A copy of Section 3166 is attached to the Staff Report. The cemetery regulations have been updated since the 1997 application.

In terms of the Comprehensive Plan, the Land Use Element provides the following statements that relate to the general area ("17. North Hebron," pg. 180).

- A. "Land in the Williams Road area, north of I-275, is suitable for some Suburban Density residential development now that Worldwide Boulevard is completed and water and sewer are available."
- B. "Much of the remaining land in this section contains Developmentally Sensitive and scenic hillsides, and should stay wooded in order to create open space between future developments."

Mr. Light noted that the submitted Concept Development Plan suggests that the applicant is preserving the hillside area. He referred to the Future Land Use Development Guidelines on Page 4 of the Staff Report. Further, the Housing Element provides the following comments that relate to the proposed project: "Although single-family homes are by far the most numerous, they continue to decrease in their percentage of total Boone County housing. Most new construction of single-family housing will take place on the outer rings of growth."

In terms of Staff Comments, Staff would like the applicant to address projected build-out of this phase. Second, the Board should review the 1997 conditions of approval and Section 3166 (Cemeteries) of the Zoning Regulations, which are attached to the Staff Report. Finally, Staff requested comments on the proposal from various agencies. Any written comments received from the agencies are included in the Staff Report. The Kentucky Transportation Cabinet was the only agency that responded in writing. No comments were received from the Boone County School District. In conclusion, the Boone County Planning Commission and the Boone County Fiscal Court need to evaluate the application in terms of the requirements of Article 16 "Employment Planned Development District - Residential Planned Development District" of the zoning regulations, the 2010 Boone County Comprehensive Plan, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Mr. Ben Taylor, the Drees Company, stated that he was in full agreement with the Staff Report. They anticipate starting the development in the Summer of 2018 with home sales beginning in 2019. They project a six year build-out or to the year 2025. It is the last vacant land section in Thornwilde Subdivision. On an average, about 10-15 homes a year will be built. The number will be higher in the beginning and will then taper off. In regard to the existing cemetery, they have an old report. The report will be updated. Mr. Taylor mentioned that the product or homes will be similar to the existing product or homes in Thornwilde Crossings. That product is on an average of \$325,000 per home.

At this time Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Ms. Donna Brown, 1363 Whitetail Glen Court, asked about the status of the trails. She submitted an aerial photograph (see Exhibit A). She asked if any of the existing trails will be affected by the proposed phase? She preferred single family homes versus condominiums. She also expressed a concern that the original plan had a clubhouse and pool. Even though there will be 100 fewer units, the homes will be bigger with larger families resulting in higher use of subdivision amenities. She asked if Drees could provide an extra amenity in the proposed phase even if it was a small outdoor pocket park? It could be located near the cemetery or the HOA area.

Mr. Taylor agreed that the existing nature trails would not be disturbed.

Chairman Rolfsen asked to clarify the issue about the cemetery. Mr. Light responded that a cemetery exists and he wanted to make sure that the developer follows the current regulations involving cemetery preservation.

Mr. Taylor stated that they would preserve the cemetery and delineate the boundary of it so they can accurately define its location. The buffer would be based on the boundary survey. Mr. Taylor explained there won't be a pool or clubhouse but they will provide a common open space area similar to what is across the street. It could be used for passive activities or for throwing a ball around. They will add some benches and a potential trail head at the cemetery location. It will tie into the other trail systems with the subdivision.

Mr. Bunger asked if it was possible to get to the cemetery without having to cross private property? Mr. Taylor replied yes as they will provide the common area with the cemetery next to the street right of way. It will provide full access to the cemetery.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 20, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on January 3, 2018 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:11 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

Exhibit A - Ms. Donna Brown aerial photograph showing existing trails

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bungler, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Rick Lunnemann
Ms. Jamie Nieves
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Janet Kegley
Mr. Don McMillian

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. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen called the Public Hearing to order at 8:12 P.M. and introduced the second item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN - Kim Bunger, 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.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The request only involves the outlet areas of the Union Kroger Marketplace development. In 2014, a zone change for the site was approved to Commercial Two/Planned Development (C-2/PD) to allow the Union Kroger Marketplace store and outlots. There were several conditions on the outlots. The applicant is seeking three changes to the outlot conditions. The first would allow up to seven restaurants instead of 4 restaurants. The second change involves changing the amount of EIFS material that is permitted on any outlot building facade from a maximum of 21% to 35%. Originally, all outlot buildings had to match the Kroger Marketplace building materials in terms of the maximum amount of EIFS used. The third change involves parking standards for restaurants in the outlot area. The current zoning code requires the following:

- 1 space for every 2 seats (includes indoor, outdoor and waiting seating areas)
- 1 space for each 20 square feet of open waiting area
- 1 space for each 250 square feet (gross floor area) of any retail area (in the building)
- 1 space per 100 square feet (gross floor area) of any dance floor
- 4 spaces per billiard table

The submitted proposal is a reduction and would allow restaurant parking at 1 space per 150 square feet (gross floor area) and 1 space per 4 outdoor seats.

In 2014, the City of Union approved a Concept Development that showed a 136,000 square foot Kroger Marketplace store, a fuel center, 2 outlot areas and 730 parking stalls. Mr. Morgan showed the building elevations of the Kroger store since the outlot buildings needed to relate back to the front facade of the Kroger building. Mr. Morgan showed photographs of the site and adjoining properties. He also showed the Comprehensive Plan Future Land Use Map and the Union Town Plan Land Use Map, which need to be updated to reflect the approved commercial uses. References to both Plans are noted on pages 2-6 of the Staff Report.

In terms of Staff Comments, Mr. Morgan noted that he received an email from the Kentucky Transportation Cabinet. No additional road improvements are being required by the State. Further, the eating and drinking parking standard found in the Boone County Zoning Regulations

was changed from one space per 150 square feet of gross floor area to one space per two seats as part of the 1991/1992 Zoning Update. The standard was revised again as part of the 2008 Zoning Update to add further requirements for open waiting areas, retail areas, dance floors, and billiards tables. Staff has found that the current parking standard works well in a suburban retail environment. The parking lots of popular restaurants are normally filled to capacity or near capacity during peak times.

The May 2, 2017 Minor Site Plan for the Kitchen 1883 restaurant shows the Kroger Marketplace/Kroger Liquor/Kitchen 1883 parking lot contains 728 parking stalls and that 611 stalls are required. Kroger has an extra 117 parking stalls. Staff would like the applicant to address why a shared parking agreement can't be recorded, which allows the outlots to use Kroger's overflow parking?

Staff does not object to the number of permitted outlot restaurants being increased from four to seven if the following conditions are imposed on the approval:

- The eating and drinking parking requirements from the Boone County Zoning Regulations shall be followed.
- Kroger shall allow shared parking on their lot. Shared parking shall be permitted until such time that all of Kroger's overflow parking spaces are used.

The current EIFS condition was drafted when the Planning Commission's Zone Change Committee and applicant's team were analyzing the 2013/2014 Zone Change request. The Union Town Plan design guidelines, Planned Development Standards, and Conner Crossing Subdivision conditions (see attachments) were used in drafting the condition because the property was located within the Union Town Plan limits and was being rezoned to a Planned Development district. Staff recommends the EIFS condition should remain as currently worded or be modified slightly (such as a maximum of 25% EIFS on any given building facade). Staff does not believe the architecture of the subdivision should be compromised because of potential future changes to building mounted signs. The current conditions do not prohibit EIFS or building mounted signage from being located on the top of the outlot buildings. Staff may feel differently about the request if building elevation drawings, with masonry and EIFS percentages, were being evaluated for specific outlot buildings. Staff also took pictures of the Hebron Kroger Marketplace and outlot buildings in Conner Crossing Subdivision so the building materials and building mounted signage in that subdivision could be analyzed more closely. The photographs were shown. Building signs were both mounted on EIFS and brick. The Change in Approved Concept Development Plan request needs to be evaluated by the Boone County Planning Commission and Union City Commission in terms of Articles 3 and 15 of the Boone County Zoning Regulations and the potential impacts on existing and planned uses in the area.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Ms. Anne McBride, McBride Dale Clarion, stated that the site in question was rezoned in 2014. The Kroger Marketplace store has opened and a site plan has been submitted in the outlot area for a

Central Bank. Kroger has retained Midland Retail to do the leasing for the outlots. In 2014, she admitted that limiting the site to only 4 restaurants didn't take into consideration a carry out pizza place or a Graeters ice cream store that could be in a retail center. They were thinking of more sit-down restaurants at the time like a Panera or a Chipotle restaurant. As a result, they would like to increase the number of restaurants from 4 to 7. There will be no additional traffic as a result of the change because it was factored in before any road improvements had been made by Kroger. Restaurants are very much needed and desired in the Union area. Thus, a need for more restaurants in the Union area. The second request involved the percentage of EIFS used on the outlot buildings. No one knew the correct percentages at the time. Because the building mounted signs are required to be channel cut letters, it will be more difficult to change tenant signs on brick surfaces versus EIFS. Holes in the brick would be difficult to repair. Ms. McBride distributed a drawing (see Exhibit A) showing the building elevations with 22% and 35% EIFS material. The average person driving down the road won't be able to differentiate the difference. The third change involves modifying the parking requirements for restaurants only. Ms. McBride provided parking information from a number of jurisdictions such as Covington, Frankfort, Cincinnati, Louisville, Lexington, West Chester Township, Mason, Liberty Township, Blue Ash, Anderson Township and Sycamore Township. She took 2 typical restaurants - Buffalo Wings & Rings and a Panera. For a Buffalo Wings & Rings, the range of parking required from the previously stated communities was 40-71 spaces. The proposed parking code would require 49 parking spaces and the current Boone County code would require 137 parking spaces. For Panera, the other community range would be 34-55 parking spaces. The proposed parking code would require 39 spaces, and the Boone County code would require 70 parking spaces. Even if you compare urban and suburban communities, Boone County's requirements are much more than other similar communities. Restaurants typically don't under park themselves. People don't want to drive round and round.

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

Mr. Casey Moore, Midland Retail, stated he is a broker for Kroger to help them sell and lease the outparcels. They are also helping develop 2 retail centers on the 4.8 acre parcel. They have also been hired to sell or lease the old Kroger building.

Chairman Rolfsen asked if any Board members had any additional comments or questions?

Mr. Patton inquired whether there has been a condition on limiting the type of restaurants (e.g. breakfast/lunch only) like First Watch where parking can be shared? Mr. Morgan responded that the current zoning code allows shared parking agreements where parking is not used at the same time. A parking study could be submitted for review by the Zoning Administrator. He would look at specific uses. Mr. Costello stated that it is sometimes determined by the size of the restaurant and whether it has a drive-thru facility. We don't normally limit the number of breakfast restaurants or mix of restaurants for parking purposes. Mr. Patton stated that he thought a multi-tenant building had different types of parking requirements versus a stand alone building. Mr. Morgan noted that it is usually 1 parking space per 250 square feet of office/retail use. Restaurants are usually 1 space per 2 seats and there are other standards. Mr. Patton asked if there was a particular reason why the number 4 was used? Ms. McBride replied that she didn't know and it was

not related to traffic. Mr. Costello thought it was due to the need of a mixture of uses and not a demand on traffic at one time - more diversity. Mr. Patton noted that the Hebron location is working well. He asked to see the side and rear elevations of the retail center. He suggested keeping the masonry up to 10 feet on the building. He is supportive of a sign band in the mix. Based upon the experience with Mall Road, Mr. Patton asked if the applicant was okay with exploring shared parking agreements with Kroger? Ms. McBride responded that Kroger store is over parked per the Boone County code but they feel they are not. The parking lot for Kroger meets their current and future needs based upon the growing population of Union. They are reluctant to give any parking spaces away. Mr. Costello asked if Kroger had any parking agreements with their other stores in Boone County? Ms. McBride replied no but she will check.

Mr. Bunger inquired if the applicant was asking for approval of specific restaurants? Ms. McBride responded there will still be a mixture of uses other than restaurants, especially with the multi-tenant buildings. There was not a restriction on the number of uses for the outlot area with the exception of the area adjacent to the library either by square footage or the number of lots. Chairman Rolfsen stated there are certain restaurants in the community that use the parking to the maximum. The formula works well now. What would Kroger do if people from the restaurants park in the Kroger parking lot? Would vehicles be towed? Ms. McBride responded that she would be surprised if they were towed, especially if it was late at night.

Mr. Moore stated they are talking with a number of restaurants. Their goal as a developer is not to bring in the same type of uses because they will affect each other's business. They would like a breakfast oriented restaurant. They are proposing a multi-tenant building and have some tenants lined up.

Mr. Lunnemann asked about the reason for increasing the amount of EIFS? Mr. Moore stated that the intent for the EIFS is the sign area and changing tenant signs over time. They don't want the penetration in the brick. There are either holes in the brick or the brick has to be replaced and it doesn't match due to fading. He noted that his company built the retail center on Houston Road (Noodles & Company) and Mall Road Shoppes (Jerry Atkins-Starbucks). The EIFS percentage being limited to 21% per outlot facade limits the sign area.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 20, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on January 3, 2018 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:46 p.m.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

Exhibit A - Building Elevation Drawing with EIFS Material Percentages

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bungler, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mr. Rick Lunnemann
Ms. Jamie Nieves
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mrs. Janet Kegley
Mr. Don McMillian

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

Chairman Rolfsen called the Public Hearing to order at 8:47 P.M. and introduced the third item on the Agenda:

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.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The site is subject to a zone change application in 1996. It is referred to as Plantation Pointe North. It is a large planned development community and includes a commercial area along U.S. 42. The entire development was 321 acres. The request is to modify the use list for some of the commercial lots. It involves the lots on the west side of Wetherington Boulevard and has two different zones - O-1/PD and C-2/PD. The lots are located off U.S. 42 and Express Street. One large area backs up to Erpenbeck Elementary School and near the All About Kids Day Care Center. Mr. Wall referred to some excerpts from the Plantation Pointe Booklet as outlined in the Staff Report. For the O-1/PD zoned property, the developer is proposing a handful of new uses, largely retail in nature including drive-thrus. For the C-2/PD property, the proposal is to add the drive-thru component. The Comprehensive Plan's Future Land Use Map designates the site as Commercial (C) and Suburban Density Residential (SD). The parcels are largely flat. The residential neighborhood that adjoins the 4 acre parcel sits higher. Mr. Wall showed the approved 1996 Concept Development Plan for the subdivision. The sites in question are in Area #9 and Area #10 of the original plan. A Verizon store is being proposed in the office area. Mr. Wall showed drawings of the proposed Verizon store and the 4 acre lot subdivided into 2 lots. He showed photographs of the property and adjoining properties. He mentioned that the mixture of retail and office uses were intentional to have a softer look and impact. The Planned Development (PD) standards are appropriate because it required certain architectural and landscaping standards. There is no desire to change the standards. Staff would like the Board to scrutinize the use list as outlined on page 10 of the Staff Report.

In regard to the 4 acre back lot, the proposal is to add drive-thrus. The current approval has a buffer requirement of a 25 feet width and 2 trees every 25 feet. Mr. Wall mentioned that if the Board approved drive-thrus, then if one is pursued, then the applicant should follow the current buffer yard standards on the 4 acre tract. It would be a Buffer Yard C or D. No concerns from outside agencies were provided to Staff. Mr. Wall concluded that the Planning Commission will have to evaluate the request in relation to the criteria and standards outlined in Article 15, Planned Development regulations.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Mr. Ray Erpenbeck, A & K Enterprises, Inc., stated that a lot of things have changed in the last 21 years. The original zone change was quite contentious but the development has gone very well. He noted that he has no problem with providing the necessary landscaping on the back lots. There is a 10-20 foot drop in topography from the residential neighborhood. It is a matter of bringing up the uses to today's standards.

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

Mr. Gino Bertagna, 1822 Waverly Drive, stated that his house backs up directly to the larger parcel off Cavalry Drive. He strongly disagrees with any type of drive-thru on the larger tract. He doesn't want to see a drive-thru in his back yard. Sonic has a drive-thru. He just purchased his home in July, 2016. It makes more sense to put the drive-thru only on sites that have frontage on U.S. 42 in order to give it better access. He doesn't want to see a McDonald's restaurant from his kitchen window. He expressed a concern about the value of his home.

Mr. James Bartley, 2254 Forest Lawn Drive, asked the Board not to approve anymore multi-tenant buildings. There are multiple buildings within a mile that have vacant space. There is vacant space by the new CVS store and the old Kroger building, etc. There are plenty of multi-tenant buildings and spaces available.

Mr. Jason Sams, ARC, stated that he is the developer who wants to build a Verizon store on one of the lots. He is supportive of the proposal. The lot he is interested in acquiring is located next to Victory Bank.

Chairman Rolfsen asked if any Board members had any additional comments or questions?

Mr. Schwenke asked what was is the elevation of the 4 acre lot? Mr. Erpenbeck replied that the homes are above the commercial lot. There is a 15-20 foot drop from the neighborhood's yard to the commercial lot. Mr. Schwenke asked how would the Buffer Yard C be installed? Mr. Erpenbeck responded that he would have to work with Staff to design it. The higher the berm the more effect it would have on the neighbors.

Chairman Rolfsen asked if the applicant really wanted a drive-thru on the 4 acre parcel? Mr. Erpenbeck replied that he would talk to the Zone Change Committee about it. He stated that he was more concerned about the other lots since they have a contract with Tim Horton's and they need a drive-thru facility.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 20, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on January 3, 2018 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:05 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director