

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARING
June 6, 2018
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Greg Breetz
Mrs. Lori Heilman
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bungler, Secretary/Treasurer
Mr. Mark Hicks
Mrs. Janet Kegley

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Mitch Light, Assistant Zoning Administrator/ZEO

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

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Mitch Light, Staff

1. Request of **Marc Gloyeske (applicant)** for **Kreutzjans Yeager Properties LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 2.69 acre site located on the northeast corner of the Petersburg Road/Lindberg Court intersection, Boone County, Kentucky. The request is for a Special Sign District in a Commercial Two (C-2) District (Zoning Map Amendment to Industrial One [I-1] is pending) to allow alternative signage.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The site is the proposed Holiday Inn located off KY 20 or next to Lindberg Court. The site is currently zoned C-2 with I-1 pending. Mr. Light showed photographs of the site and the layout of the building. He also presented the proposed building elevations that showed the proposed lighting or the reason for the request. The building elevations do not show the cultured stone. The proposal includes installing blue lighting and not the white accent lighting. If it is colored lighting, it is considered signage. Clear lighting is not. Holiday Inn Express uses blue lighting and Holiday Inn uses green lighting. This type of lighting has been installed at the hotel located in Airport Exchange Business Park, in Richwood and one hotel located off Freedom Way. Part of the request involves not having the building mounted sign above the roof line. A booklet describing the lighting is part of the applicant's submittal. Article 40 of the *Boone County Zoning Regulations* defines a sign as a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. This request is for a Zoning Map Amendment for a Special Sign District to allow alternative signage for the Holiday Inn Express at the intersection of Petersburg Road (KY 20) and Lindberg Court. Specifically, in addition to their fixed building mounted and freestanding signage, the applicant is requesting to illuminate the front elevation with blue "up-lights" in four (4) areas and blue "down-lights" in two (2) areas on the porte cochere columns. The applicant is also proposing two (2) blue "up-lights" on the rear elevation. The proposed elevations show white or clear accent lighting on all four elevations that are not considered signage. Mr. Light showed details of the proposed light fixtures and images of the blue lighting on the building elevations. There are only 2 uplights on the back side of the proposed building.

In terms of Staff Comments, the applicant is requesting four (4) blue "up-lights" and two (2) blue "down-lights" on the front elevation and two (2) blue "up-lights" on the rear elevation. If this request is approved, a Sign Permit review, separate from the Major Site Plan, will be conducted by the Boone County Planning Commission Staff. Staff sent an agency memo to the Boone County Fiscal Court, Sheriff's Department, Public Works, Hebron Fire, Kentucky Transportation Cabinet and Kenton County Airport Board asking if they had any comments regarding the proposal. Hebron Fire and the Boone County Public Works indicated that they saw no major issues with the proposed lighting. The Airport had no comment on the application.

In conclusion, the Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment that are outlined in the Staff Report.

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

Mr. Marc Gloyeske, Viox & Viox, Inc., stated that he did receive word from Ms. Allison Chadwell with the CVG Airport. She expressed no concern about the lighting but she is also confirming with the FAA.

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 Board Members had any questions or comments?

Mr. Breetz asked what was the intensity of the proposed lights? Mr. Light showed a photograph of the Richwood hotel location. He asked the applicant to provide a photo of the new Holiday Inn Express in Wilder. It is accent lighting not meant to be a search light. Mr. Breetz recalled that the developer provided this information to the Planning Commission for the Mineola Pike hotel location. Mr. Gloyeske stated that he would obtain this information for the Committee meeting. The light fixtures swivel so they can be pointed directly at the building.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on June 20, 2018 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on July 5, 2018 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:04 P.M.

ZONING MAP AMENDMENT - Kevin Wall, Staff

2. Request of **Al Neyer, Inc./Matt Blankenship (applicant)** for **KY 18 Acres, LLC c/o Stu Walker (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 10.87 acres, and a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 50.78 acres, both within a 66.3 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 request is for two zone changes to allow uses permitted in the UR-3 and I-1 zones.

Chairman Rolfsen noted that this item has been postponed at the request of the applicant. It may be rescheduled at a later date.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director