

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
APRIL 21, 2021
7:30 P.M.**

Vice Chairman Patton opened the Business Meeting at 7:37 p.m. and welcomed everyone to the Planning Commission's April 21, 2021 Business Meeting. The Boone County Planning Commission, pursuant to KRS 61.826, Kentucky Senate Bill 150 and OAG 20-05, is conducting its regularly scheduled meeting on Wednesday, April 21, 2021 at 7:00 p.m. via live video teleconference. This meeting format has been necessitated due to the state of emergency regarding the threats to public health presented by the novel Coronavirus (COVID-19) pandemic.

COMMISSION MEMBERS PRESENT:

Mrs. Olivia Amlung
Mr. Randy Bessler
Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Bob Schwenke
Mrs. Jacqueline Steele
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mrs. Lori Heilman
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale 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
Mr. Michael D. Schwartz, Planner

APPROVAL OF THE MINUTES:

Vice Chairman Patton stated that the Commissioners received copies of the Minutes from the April 7, 2021 Business Meeting and Public Hearings. He asked if there were any other comments or corrections? **Ms. Gulick moved to approve the Minutes as presented. Mr. Harper seconded the motion and it carried unanimously.**

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

1. Tapestry at Turfway Park – Houston Road (near Turfway Park)

Staff Member, Kevin Wall, referred to a Power Point presentation. He identified the location of the proposed buildings using the submitted Site Plan. Mr. Wall reminded the Board members that there was a condition dating back to the original approval that required certain building materials to be upgraded since the buildings faced Houston Road and the Turfway Access Road. Mr. Wall showed drawings of the building elevations including the garages. He also showed details of the proposed monument sign, pavers, planter pots, siding, roof, railings and trim. Included in these drawings were the color schemes. Mr. Wall concluded that the submittals meet the requirements and the Technical/Design Review Committee met prior to the Business Meeting and vote unanimously for approval.

Vice Chairman Patton asked if there was a motion to act on the request? Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as presented. Mr. Harper seconded the motion and it passed unanimously.

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

2. McAlister's Deli – 4931 Houston Road

Staff Member, Todd Morgan, referred to a Power Point presentation. He identified the project site as being the former Famous Dave's restaurant located at the intersection of Houston Road and Turfway Road. The applicant wants to convert the existing restaurant into two tenant spaces. One of the tenant spaces would be a McAlister's restaurant and the other an unnamed tenant. Mr. Morgan showed the building elevations which included a small pick-up window addition, 2 tenant spaces, building materials, color schemes and signage. The entrances to the 2 businesses would face Houston Road. Mr. Morgan showed the proposed building mounted signage. The applicant would like to install a building mounted sign on the elevation facing Turfway Road even though it is not McAlister's tenant space. The applicant offered to give up the lip blade sign on the front elevation but wanted to keep the proposed off premise sign facing Turfway Road. Details were provided for the building mounted signage and waivers being sought. He also reviewed the directional signage that was requested. Mr. Morgan showed photographs of an existing restaurant. Upon further discussion and questions, Mr. Morgan noted that the Committee met prior to the Business Meeting and it was recommended that the application be approved with three conditions:

1. The lit blade sign on the front elevation is not approved.
2. All window vinyls shall be applied on the inside of the glass.
3. The McAlister's Deli sign on the Turfway Road side elevation is not approved because the sign is off premise.

This was agreed to by Ms. Rhonda Lambert, representing McAlister's. She did indicate that McAlister's may pursue a monument sign at a later date.

Mr. McMillian inquired about the proposed handicapped parking? Mr. Morgan replied that it is located in front and on the side of the building.

Vice Chairman Patton asked if there was a motion to act on the request? Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as presented and subject to the stated conditions. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT: Mr. Kevin P. Costello, AICP, announced that the Airport Committee meeting has been rescheduled to May 13, 2021 at 12:00 p.m. It will be a virtual meeting. More details to follow.

CHAIRMAN'S REPORT: None

OTHER: The Board recognized that today was Mr. Patton's and Mr. Lunnemann's birthday.

There being no further business to come before the Planning Commission, **Mr. Bunger moved to adjourn the meeting. Ms. Amlung seconded the motion. The meeting was adjourned by unanimous consent at 7:55 P.M.**

APPROVED

**Kim Patton
Vice Chairman**

Attest:

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