

**BOONE COUNTY PLANNING COMMISSION  
VIA LIVE VIDEO TELECONFERENCE  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
MAY 19, 2021  
7:00 P.M.**

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed everyone to the Planning Commission's May 19, 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, May 19, 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:**

Mr. Kim Bunger, Secretary/Treasurer  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mrs. Lori Heilman  
Mr. Rick Lunnemann  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jacqueline Steele  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler  
Mrs. Janet Kegley  
Mr. Don McMillian  
Mr. Kim Patton, Vice 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

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the May 5, 2021 Business Meeting and Public Hearings. He asked if there were any other comments or corrections? **Mr. Turner moved to approve the Minutes as presented. Mr. Szurlinski seconded the motion and it carried unanimously.**

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

1. Turfway Park Racing and Gaming – 7500 Turfway Park

Staff Member, Kevin Wall, referred to a Power Point presentation. The Planning Commission approved the Concept Development Plan for Turfway Park Racing and Gaming in December, 2019. The proposed building is located in the same place as the recently demolished grandstand. It is 152,000 square feet in size. The project includes a new parking field. The height of the front façade is 34 feet while the back or rear façade is 57 feet from the final grade of the site. Mr. Wall noted that the front façade will have laminate paneling. The proposed building will have some EIF material. The air conditioning units will mostly be screened from public view and will be painted. Signage is not part of the proposal. Mr. Wall also noted that the site is subject to a previously approved Special Sign District. This District was designed based upon the recently demolished grandstand facility. The applicant has agreed to increase the height of the stone water table from 4 feet to 5 feet.

Mr. Wall concluded that the submittals meet the requirements of the Houston-Donaldson Study and the Technical/Design Review Committee met prior to the Business Meeting and voted unanimously for approval.

Chairman Rolfsen asked if the applicant wanted to add anything? Mr. Chip Bach, representing Turfway Park Racing and Gaming and Churchill Downs, stated that the new facility is “state of the art” and will be one of the best in the Country. It is a much better facility due to its design and function. He is available to answer any questions.

Chairman Rolfsen inquired about how many stories the proposed building is? Mr. Ryan Jordan, Churchill Downs, responded that it is mostly one floor for ease of access. There is a lower level for other functions, operations and events. He noted that it should be opened at the end of the second quarter in 2022 based upon material supplies and labor to complete the work.

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

**EXECUTIVE DIRECTOR’S REPORT:**

Mr. Kevin Costello, AICP, referenced his May 19, 2021 email he sent to the Board members regarding the Fiscal Court’s recent approval of the I-275/Graves Road Interchange Study. As a result, there is a need to add it to the Planning Commission’s Fee Schedule in terms of Staff Review. Mr. Costello explained that it would involve just adding it with what is already in place with the Central Florence Strategic Plan/Parkway Corridor Overlay/Mall Road District Review on Pages 1 and 5 of the Fee Schedule. **Mr. Schwenke moved to adopt the recommendation as presented by Mr. Costello. Mrs. Steele seconded the motion and it passed unanimously.**

**CHAIRMAN'S REPORT:** None

**OTHER:**

Chairman Rolfsen asked Staff to give an update regarding the recent COVID 19 changes. Mr. Costello explained the changes within the office operation which includes masks and small meetings. He stated that he is looking into the possibility of returning to "in-house" Business Meetings and Public Hearings possibly sometime in the Summer. He has had discussions with the County regarding possible changes to the Fiscal Courtroom in terms of seating and capacity requirements. There is more information expected from the Governor's office on June 11<sup>th</sup>. The Board is expected to continue to meet virtually during the month of June, 2021.

There being no further business to come before the Planning Commission, **Ms. Gulick moved to adjourn the meeting. Mr. Turner seconded the motion. The meeting was adjourned by unanimous consent at 7:25 P.M.**

**APPROVED**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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