

**BOONE COUNTY PLANNING COMMISSION  
VIA LIVE VIDEO TELECONFERENCE  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
JUNE 2, 2021  
7:00 P.M.**

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Vice-Chairman Kim Patton opened the Business Meeting at 7:00 p.m. and welcomed everyone to the Planning Commission's June 2, 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, June 2, 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. Randy Bessler  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mrs. Lori Heilman  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Don McMillian  
Mr. Kim Patton, Vice Chairman  
Mrs. Jackie Steele  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Kim Bunger, Secretary/Treasurer  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin Wall, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mr. Michael Schwartz, Planner

**APPROVAL OF THE MINUTES:**

Vice-Chairman Patton stated that the Commissioners received copies of the Minutes from the May 19, 2021 Business Meeting. Vice-Chairman Patton asked if there were any other comments or corrections?

**Mr. Szurlinski moved to approve the Minutes. Mrs. Steele seconded the motion and it carried unanimously.**

**BILLS:**

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between May 6, 2021 and June 2, 2021.

**EXPENSES:**

Accounting Fees	\$ 950.88
Attorney Fees	4,000.00
Consultant/Professional Svcs Fees	4,867.50
Filing Fees (CLURS)	500.00
Legal Ads/Recruitment	587.18
Miscellaneous Expense	114.45
Office & Board Meeting Supplies	646.22
Office Equipment/Expense	457.15
Printing/Pub/Dues/Subscriptions	122.09
Professional Development	<u>1,925.00</u>

**TOTAL: \$ 14,170.47**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 5,922.04
Health/Dental/Life/LTD	13,389.20
Retirement – BCPC Portion	18,826.48
Salaries – Staff Expenses	81,008.04
Salaries – BCPC & BOA	<u>1,410.00</u>

**TOTAL: \$120,555.76**

**GRAND TOTAL: \$134,726.23**

**Mr. McMillian moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Bessler seconded the motion and it carried unanimously.**

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

1. Request of **Joseph H. Beil (applicant)** for **Big Bone Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for a 15.5 acre site located at 11036 Big Bone Church Road, Boone County, Kentucky. The request is for a Special Sign District in an Agriculture (A-1) zone to allow an electronic message center on a freestanding sign.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact (see Committee Report) and subject to seven conditions. He noted the Committee voted unanimously to approve the request with all five Committee Members voting in favor of the request.

Vice-Chairman Patton asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Joe Beil, applicant, stated that he appreciated the Board's consideration and it is the Church's desire to update the sign after 29 years for the benefit of the church and community.

Seeing no further comments, Vice-Chairman Patton asked if there was a motion to take action? **Ms. Gulick moved to approve the Zoning Map Amendment by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Condition. Mr. Harper seconded the motion and it passed unanimously.**

**CHANGE IN CONCEPT DEVELOPMENT PLAN – Rick Lunnemann, Chairman, Todd Morgan, Staff**

2. Request of **Nick Brenner, Real Estate Representative, Menard, Inc. (applicant)** for **Menard, Inc. (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone for a 17.157 acre site located at 5000 Apex Lane, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit additional building mounted signage and modifications to the building design.

Mr. Costello announced that the Zone Change Committee met prior to the Business Meeting and voted to defer the request until the August 4, 2021 Business Meeting. This will give the applicant additional time to address the items that came up at the Public Hearing and first Committee meeting. The Committee will meet again on July 21, 2021. **Mrs. Kegley moved to defer the request until the August 4, 2021 Business Meeting. Mr. Harper seconded the motion and it passed unanimously.**

**NEW BUSINESS:**

**ZONING MAP AMENDMENT – Michael Schwartz, Staff**

3. Request of **Steve Berling (applicant)** for **Eric Deters and Mary Deters (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban

(RS) to Industrial One (I-1) for the approximate 37 acre tract located on the south side of Walton-Nicholson Road, approximately 150 feet east of the Walton-Nicholson Road/Mullen Drive intersection, to the immediate south and west of the property at 217 Walton-Nicholson Road, and at the western terminus of Malbec Lane, Boone County, Kentucky. The request is for a zone change to allow landscape, construction, and nursery uses.

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

4. Request of **Kathy Hinkebein (applicant)** for **Gomez Family LLC – Octavio Corraera (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 2.78 acre site located on the east side of Bill Wentz Drive, between the properties located at 8509 and 8519 US 42, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit a car wash and a restaurant.

**ZONING MAP AMENDMENT – Kevin Wall, Staff**

5. Request of **The Drees Company – Matt Mains (applicant)** for **Weaver Road Properties, LLC (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two/Planned Development (SR-2/PD) for the 3.0733 acre site located on the north/east side of Weaver Road, approximately 520 feet south of the Weaver Road/Ascot Drive intersection, to the immediate south of the properties at 15 through 21 Tattersall Lane, and to the immediate west of the properties at 901 through 923 Dapple Grey Drive, Boone County, Kentucky (annexation into the City of Florence is pending). The request is for a zone change to allow attached dwelling units; and the request of **The Drees Company – Matt Mains (applicant)** for **Weaver Road Properties, LLC (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) and Suburban Residential Two (SR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for the 16.5410 acre site located at 903 Weaver Road, and between the properties at 8986 and 9034 Evergreen Drive, Boone County, Kentucky (annexation into the City of Florence is pending). The request is for a zone change to allow attached and detached dwelling units.

**Mr. McMillian moved to schedule the Public Hearings for Items #3 through #5 on July 7, 2021 at 7:30 p.m. Mrs. Kegley seconded the motion and it passed unanimously.**

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Kevin P. Costello, AICP, reported that interviews are occurring for the Staff Assistant and the Director, Community Development positions. Ms. Ronnie Wuest resigned from the Planning Commission on June 1, 2021. He expects action to hire someone for the Staff Assistant position at the June 16, 2021 Business Meeting. Mr. Costello noted that about 15 people have applied for the Director, Community Development position. The applications are currently being reviewed. The Planning Commission will have a Business Meeting on June 16, 2021. The primary item for the meeting will be the presentation and adoption of the Planning Commission's FY 2021-2022 Budget. This Business Meeting might be the last Planning Commission Zoom meeting as we await the Governor's last COVID announcement on June 11<sup>th</sup>. Changes to

meetings might occur as early as July and it will depend on the removal of the Governor's Emergency Order. There is a good chance that we will return to "in-house" or live meetings for the Planning Commission in July. The Executive Committee will review all of the options possible for Planning Commission meetings. Vice-Chairman Patton expressed the possibility of having Public Hearings "in-house" or live and the Business Meetings with a lighter agenda or just approving meeting minutes could be virtual. Perhaps a virtual option would be good for the second meeting of the month. Mr. Costello noted that the Staff is having small meetings on a limited basis in the office. He reminded the Board that the Technical/Design Review Committee will meet on June 16<sup>th</sup> at 5:30 p.m. and the Zone Change Committee will meet on June 23, 2021 at 5:00 p.m. The Technical/Design Review Committee will discuss the proposed Zoning Text Amendments and the first complete draft of the Florence Main Street Study.

**COMMITTEE REPORTS:**

**AIRPORT:**

Mr. Bessler stated that the Committee met a couple of weeks ago. The meeting involved a report on the Amazon project. The CVG Airport Master Plan has been completed. The Airport Layout Plan (ALP) has been approved. It is the Airport's Land Use Plan. It shows existing and future development. It is a planning for us to use in planning and zoning the County. Mr. Costello stated that he would send a copy of the ALP to the Board members. Vice-Chairman Patton noted that the Amazon project will have more on an impact than Toyota and Comair did 30 years ago.

**ADMINISTRATIVE/PERSONNEL:** Mr. Lunnemann  
No Report

**ENFORCEMENT:** Mr. Bunger  
No Report

**LONG RANGE PLANNING/COMPREHENSIVE PLAN:** Mr. Schwenke  
No Report

**TECHNICAL/DESIGN REVIEW:** Mrs. Heilman  
No Report

**EXECUTIVE:** Chairman Rolfsen  
No Report

**CHAIRMAN:** Chairman Rolfsen  
No Report

**OTHER:**

There being no further business to come before the Planning Commission, **Mr. Lunnemann moved to adjourn the meeting. Mr. Bessler seconded the motion and it passed unanimously. The meeting was adjourned at 7:23 P.M.**

**APPROVED**

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**Kim Patton  
Vice-Chairman**

**Attest:**

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