

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
SEPTEMBER 1, 2021
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's September 1, 2021 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Charlie Rolfsen, Chairman
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Mr. Kim Patton, Vice Chairman
Mr. Bob Schwenke
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the August 18, 2021 Business Meeting and Public Hearing. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Harper moved to approve the Minutes as presented. Mrs. Goetting 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 August 5, 2021 and September 1, 2021.

EXPENSES:

Accounting Fees	\$ 7,473.21
Attorney Fees	4,200.00
Consultant/Professional Svcs Fees	1,345.00
Filing Fees (CLURS)	1,000.00
GIS Operations	35,975.00
Legal Ads/Recruitment	74.54
Miscellaneous Expense	113.45
Office & Board Meeting Supplies	1,303.64
Office Equipment / Expense	20,203.70
Postage Expense	1,005.00
Printing/Pub/Dues/Subscriptions	<u>697.87</u>

TOTAL: \$ 73,391.41

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,106.34
Health/Dental/Life/LTD	12,655.49
Retirement – BCPC Portion	23,397.46
Salaries – Staff Expenses	96,767.62
Salaries – BCPC & BOA	<u>1,780.00</u>

TOTAL: \$141,706.91

GRAND TOTAL: \$215,098.32

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. Szurlinski seconded the motion and it carried unanimously.

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

1. 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.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He noted the Committee voted unanimously to approve the request with Mrs. Kegley, Mr. Lunnemann, and Mr. Patton voting in favor of the request.

Mr. Morgan showed some PowerPoint slides that reflected the proposed conditions of approval. First, the lumber finish would be painted green to match. Green paint is not required on the lumber warehouse building. He showed photographs of signage to remain and to be removed. The front banner would go away and the 2 signs on the front of the building would stay. He identified other signs that would remain and be removed on the gate canopy. Some signs would be resized. Some signs would be lowered. The banner for the steel shelter would be removed. The cart corral sign would stay.

At this time, Chairman Rolfsen asked if the applicant was present and or anyone else who was interested in speaking? Mr. Nick Brenner real estate representative for Menard's stated that Menard's agrees with the conditions. He is available to answer any questions.

Mr. Lunnemann moved to approve the Change in Concept Development Plan by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Kegley seconded the motion.

Chairman Rolfsen asked when will all the work or changes be done? Is there a deadline? Mr. Morgan replied that the signage package issue is currently before the Florence Code Enforcement Board. The matter is on hold until final action is taken by the Planning Commission and the City of Florence.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. The motion passed unanimously.

TECHNICAL/DESIGN REVIEW – Steve Harper, Chairwoman, Todd Morgan, Staff

2. The Blind Squirrel Restaurant – 8537 US 42

Staff Member, Todd Morgan, referred to a Power Point presentation. The proposal is to make some exterior improvements to Blind Squirrel tenant space in Gunpowder Centre (being renamed the Blind Squirrel Centre). The business will be located at the end of strip center and is closest to the CVS store. He showed drawings of the 2004 approved Design Review drawings. There was a condition requiring Design Review. He also showed the 2016 Concept

Development Plan that included parking in the rear to accommodate the restaurant. The applicant wants to replace the fiberglass columns with masonry columns. Part of the building will be painted Universal Khaki or Urban Bronze. It will be part of the trim area and fiber cement board. The proposed use is a restaurant/sports bar with live music. Mr. Morgan noted that the Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request as submitted.

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

TECHNICAL/DESIGN REVIEW – Steve Harper, Chairwoman, Todd Morgan, Staff

2. TownePlace Suites by Marriott – 7488 Turfway Road

Staff Member, Todd Morgan, referred to a Power Point presentation. The applicant is requesting approval to install a building mounted sign on the southeast side of the hotel that is under construction. One sign has already been approved on the front façade (195 square feet). The applicant is requesting an additional 195 square foot sign. Normally, 142 square feet is allowed dye to the length of the side of the building. They are asking for an exception of 53 additional square feet. The Technical/Design Review Committee met prior to the Business Meeting and voted (3-0) unanimously to approve the request as submitted.

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

Long Range/Comp Plan – Bob Schwenke, Chairman, Michael Schwartz, Staff

4. Harmony Subdivision, Phase E – Concerto Court

Staff Member, Michael Schwartz, read the Committee Report, which recommended that the project go through the short review process (see Committee Report). He noted the Committee voted unanimously to approve the request with Mr. Schwenke, Mrs. Kegley and Mr. Szurlinski voting in favor of the request. The site is located at the corner of U.S. 42 and Brilliance Avenue. The revised Concept Plan shows 48 townhomes and carriage style condominiums. The project is in general conformance with the overall Harmony Plan. The Committee approved the proposal subject to 2 conditions. The first condition is that all public streets will need to be 24 feet in width and any perpendicular parking that is adjacent to a public street shall not be in a public right-of-way.

Mr. Costello noted that Harmony Subdivision was the first residential subdivision in the Union Town Plan area. The proposal is the final phase of the subdivision and the development was successful even during the 2008-2010 recession. It is a different design that promoted the Union Town Plan. He congratulated the Drees Company.

Mrs. Kegley moved to recommend the short review process as presented by Mr. Schwartz. Mr. Szurlinski seconded the motion and it passed unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT – Michael Schwartz, Staff

5. Request of **Stephany Sheekey (applicant)** for **Amerco Real Estate Company (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for a 9.55 acre site located at 10915 Dixie Highway, Boone County, Kentucky. The request is for a zone change to allow self-storage, warehousing, truck and trailer share, retail, and flea market uses, and to allow additional signage and modifications to landscape requirements.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Tom Chaney, Staff

6. Request of **Viox & Viox (applicant)** for **Villas of Fowler's Creek LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential Two/Union Town Overlay (SR-2/UTO) zone for a 17.743 acre site located at 9172 Royal Oak Lane, Union, Kentucky (Villas of Fowler's Creek Condominiums). The request is for a Change in an Approved Concept Development Plan to allow a right turn, exit only gate at the Royal Oak Lane/Old Union Road intersection.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Todd Morgan, Staff

7. Request of **Jihad Hillany; Vision Engineering, LLC (applicant)** for **City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre site located at 7500 Turfway Road, Florence, Kentucky. The request is for amendments to a Special Sign District in a Recreation/Planned Development/Houston Donaldson Study Corridor Overlay (R/PD/HDO) zone to allow alternative signage.

Mr. Lunnemann moved to schedule the Public Hearing for Items #5, #6 and #7 on October 6, 2021 at 7:30 p.m. Mr. Harper seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, stated that the Planning Commission FY 2020-2021 Budget Audit has been completed and each member will get a copy of it shortly. He also announced the retirement of Kevin Wall effective October 1, 2021. His last day in office will be September 13, 2021. Mr. Costello thanked Mr. Wall for his exceptional service to the Planning Commission and to Boone County. Ironically, Kevin handled the Harmony project when it started and will now be completed. Mr. Wall was one of Mr. Costello's first hires when he became Executive Director. He worked on a lot of high profile projects and knew the regulations very well. We will miss him and hope to officially say goodbye to him at the end of the month.

COMMITTEE REPORTS:

AIRPORT: Mr. Bessler
No Report

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

OKI: Mr. Patton
No Report

OTHER:

Chairman Rolfsen congratulated Mr. McMillian for celebrating his 70th wedding anniversary. Also, he welcomed back to the Planning Commission, Mr. Kenny Vaught representing the City of Florence. He will be serving the remaining term of Mrs. Lori Heilman.

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Kegley seconded the motion and it passed unanimously. The meeting was adjourned at 7:31 P.M.**

APPROVED

**Charlie Rolfsen
Chairman**

Attest:

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