

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
NOVEMBER 17, 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 November 17, 2021 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Pamela Goetting
Ms. Corrin Gulick
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Ms. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenneth Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. Steve Harper
Mrs. Janet Kegley
Mr. Kim Patton, Vice Chairman
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Director, Zoning Services

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 3 Business Meeting and Public Hearing. Chairman Rolfsen asked if there were any other comments or corrections? **Ms. Steele moved to approve the Minutes as presented. Mr. Vaught seconded the motion and it carried unanimously.**

ZONING MAP AMENDMENT – Kim Bunger, Chairman, Todd Morgan, Staff

1. 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.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and subject to Conditions (see Committee Report). He gave a summary of the Findings of Fact and showed the revised Concept Development Plan. Mr. Morgan noted the Committee voted unanimously to approve the request with Mr. Lunnemann, Mrs. Kegley, Mr. Patton, and Ms. Gulick voting in favor of the request.

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

Mr. Jihad Hillany stated that he had nothing else to add and was present to answer any questions.

Seeing no one else, Chairman Rolfsen asked if there was a motion to take action? **Mr. Lunnemann moved to approve the Zoning Map Amendment for a Special Sign District by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Ms. Gulick seconded the motion.** Chairman Rolfsen asked if the Board members had comments or questions? He asked when the improvements to the site be made. Mr. Hillany replied that they anticipate the facility to be open in mid Spring of 2022. He also stated that they will be submitting stormwater improvement plans and a Master Plan for the backstretch. **Chairman Rolfsen asked for a vote on the motion and it passed unanimously.**

OTHER:

Chairman Rolfsen stated that Mr. Bunger has resigned his position on the Commission and anyone wanting to run for Secretary/Treasurer, or any other of the offices, they should contact Mr. Patton who will be part of the Nominating Committee.

Mr. McMillan stated that he thought a change should be made to the regulations so that any residential developments over thirty (30) homes should be required to: (1) have two means of access, one in and one out; and (2) require all homes to have a sprinkler system. Mr. Morgan stated that the sprinkler system issue might conflict with the Kentucky Building Code. A discussion was held on the number of homes threshold, how to amend the Kentucky Building Code, and where such a revision could be made.

There being no further business to come before the Planning Commission, **Mr. Szurlinski moved to adjourn the meeting. Mr. Bessler seconded the motion. The meeting was adjourned by unanimous consent at 7:29 P.M.**

APPROVED

Charlie Rolfsen
Chairman

Attest:

Michael D. Schwartz
Director, Zoning Services