

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
DECEMBER 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 December 1, 2021 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson, Esq.

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Ms. Jenna LeCount, AICP, Director, Community Development Services
Mr. Michael Schwartz, Director, Zoning Services

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 17, 2021 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Lunnemann moved to approve the Minutes as presented. Mr. Szurlinski 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 November 4, 2021 and December 1, 2021.

EXPENSES:

Accounting Fees	\$ 817.72
Attorney Fees	4,200.00
Auto Expense	108.70
Consultant/Professional Svcs Fees	3,160.00
Filing Fees (CLURS)	750.00
Legal Ads/Recruitment	33.76
Miscellaneous Expense	1,537.95
Office & Board Meeting Supplies	1,224.42
Office Equipment / Expense	595.83
Postage Expense	1,510.00
Printing/Pub/Dues/Subscriptions	<u>114.50</u>

TOTAL: \$ 14,052.88

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,157.96
Health/Dental/Life/LTD	11,907.37
Retirement – BCPC Portion	21,878.02
Salaries – Staff Expenses	84,070.62
Salaries – BCPC & BOA	<u>1,185.00</u>

TOTAL: \$125,198.97

GRAND TOTAL: \$139,251.85

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. Patton seconded the motion and it carried unanimously.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Corrin Gulick, Chairwoman, Michael Schwartz, Staff

1. Request of **Corporex, per of Nicole Chimento (applicant) for Corporex Parks KY Acres for Development, per Nicole Chimento (owner)** for a Change in Approved Concept Development Plan in an Industrial One/Planned Development (I-1/PD) zone for Area A: an approximate 4.8 acre area located at the southwest corner of the intersection of Mineola Pike with Interstate 275, and being immediately north of the property located at 3990 Olympic Boulevard and Area B: an approximate 0.9 acre area located along the north side of Olympic Boulevard, between Mineola Pike and Circleport Drive, approximately 750 feet northwest of Mineola Pike, and being immediately southeast of the property located at 3900 Olympic Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit commercial/retail space, a hotel, office space, and restaurants.

Staff Member, Michael Schwartz, stated that the applicant did provide a set of revised drawings and these were shown to the Board. He read the Committee Report, which recommended approval based upon Findings of Fact and Conditions (see Committee Report). He noted the Committee voted unanimously with Mr. Lunnemann 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 for a total of 5 minutes on either side?

Ms. Nicole Chimento, Corporex, stated that she was available to answer any questions.

Chairman Rolfsen asked if there was a motion to proceed?

Ms. Gulick moved to approve the Change in Concept Development Plan by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.

Chairman Rolfsen asked if the Board Members had any questions or comments? He asked Ms. Gulick if she had any further concern about the drive-thru uses? Ms. Gulick responded that due to the fact there are no definite tenants yet, it is difficult to solve a problem that we don't know about yet. As a result, the Committee came up with 2 reasonable either/or accommodations. There are no tenant commitments as of yet. Ms. Chimento responded that they won't build until they receive commitment letters.

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

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

2. Request of **Longbranch Development Inc., attn: Jason Wisniewski (applicant) for Ridgefield Farm LLC, Richard and Sandra Franks, and Peter and Jeanine Geise (owners)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) and Agricultural Estate (A-2) to Suburban Residential One (SR-1) and Suburban Residential Two (SR-2), and a dimensional variance, for an approximate 184.77 acre area located at 2788, 2696, 2688, and 2636 Hathaway

Road, Boone County, Kentucky. The request is for a zone change to allow single-family residential dwellings and a variance to reduce the side yard building setback requirements of the SR-2 zone.

Chairman Rolfsen announced that this item will be deferred. Mr. Patton moved to defer the request to the January 5, 2022 Business Meeting. The Committee meeting will be held on December 15, 2021 at 5:00 p.m. Mr. Schwenke seconded the motion and it passed unanimously.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Janet Kegley, Chairwoman, Todd Morgan, Staff

3. Request of **Jason Wisniewski and Hillary Laffin (applicants)** for **AF Investments LLC (owner)** for a Change in an Approved Concept Development Plan in a Suburban Residential One/Planned Development (SR-1/PD) zone for an approximate 2.69 acre area located to the northwest of 9741 Spruce Lane and southeast of 7515 Shamrock Avenue, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to modify the unit count of Pod 6 of Ballyshannon Subdivision from 180 units to 189 units bringing the total unit count in Ballyshannon Subdivision to 938 units.

The applicants withdrew the application.

NEW BUSINESS:

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

4. Request of **Glenn Crone (applicant)** for **RES Property and Land Development, LLC (owner)** for a Change in an Approved Concept Development Plan in an Industrial One (I-1) district for an approximate 6.3 acre area located at 10833 Dixie Highway, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit the construction of a 3,360 square foot storage building.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of **Lee Rickey (applicant and owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development (RS/PD) district to Rural Suburban Estates (RSE) district for a 50.78 acre area located along the north side of Burlington Pike, between Main Street and Caroline Williams Way, approximately 1,100 feet east of Caroline Williams Way, and being between the properties at 3300 and 3446 Burlington Pike, and across from the Burlington Pike/Saddle Ridge Drive intersection, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family residential dwellings.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Jenna LeCount, Staff

6. Request of **Viox and Viox, Inc., per Michelle Bollman (applicant)** for **IPT Park West DC, LLC, per Ben Burwinkel (owner)** for a Change in an Approved

Concept Development Plan in an Industrial One (I-1) district for a 6.254 acre area located along the southeast side of Worldwide Boulevard, between North Bend Road and Graves Road, approximately 2,300 feet southwest of North Bend Road, and being between the properties at 1155 and 1405 Worldwide Boulevard, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to permit trailer parking and storage.

ZONING MAP AMENDMENT, Todd Morgan, Staff

7. Request of **CarMax Auto Superstores, Inc., per Daniel T. Bickett (applicant)** for **AEC Properties, LLC and Welcome Holiday Hotel, Inc. (owners)** for a Zoning Map Amendment from Commercial Services (C-3) district to Commercial Service/Planned Development (C-3/PD) district for an approximate 5.24 acre area located at 8050 and 8053 Holiday Drive, Florence, Kentucky. The request is for a zone change to allow a used auto sales and service facility.

Mr. Patton moved to schedule the Public Hearings for Items #4, #5, #6 and #7 on January 5, 2022 at 7:30 p.m. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, referred to his November 24, 2021 memorandum regarding the 2021 Amended Office Holiday Schedule, 2022 Office Holiday Schedule, 2022 Business Meeting and Public Hearing Date Schedule, 2022 Committee Meeting Schedule and the 2022 Board of Adjustment Schedule. The five schedules have to be adopted by the Boone County Planning Commission.

Mr. Patton moved to adopt the five schedules previously mentioned by Mr. Costello and identified in his November 24, 2021 Memorandum. Mr. Harper seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

AIRPORT: Mr. Bessler
No Report

ADMINISTRATIVE/PERSONNEL: Mr. Lunnemann
No Report

ENFORCEMENT:
No Report

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

TECHNICAL/DESIGN REVIEW: Mr. Harper
No Report

EXECUTIVE: Chairman Rolfsen
No Report

CHAIRMAN:

Chairman Rolfsen announced that he has appointed Mr. Schwenke to the Nominating Committee. Mr. Schwenke stated that if anyone is interested in serving as an officer of the Board, let him know prior to the Election of Officers at our January 5, 2022 Business Meeting. He noted that Mrs. Steele and Mr. Harper offered to run for Secretary/Treasurer of the Board. Mr. Costello also explained that the Committees will change in February after the Election of Officers.

OKI: Mr. Patton
No Report

OTHER:

There being no further business to come before the Planning Commission, **Mr. Patton moved to adjourn the meeting. Mr. Harper seconded the motion and it passed unanimously. The meeting was adjourned at 7:22 P.M.**

APPROVED

**Charlie Rolfsen
Chairman**

Attest:

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