

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
MARCH 2, 2022
7:30 P.M.**

Chairman Charlie Rolfsen opened the Public Hearing at 7:42 p.m. and welcomed the audience to the Planning Commission's March 2, 2022 Public Hearing. The Boone County Planning Commission, pursuant to KRS 61.826, will conduct its regularly scheduled Public Hearing on Wednesday, March 2, 2022 via live video teleconference. This meeting format has been necessitated due to the threats to public health presented by the novel coronavirus (COVID 19) pandemic.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. David Hincks
Mr. Kim Patton, Vice Chairman
Mrs. Jackie Steele

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Ms. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the first item on the Agenda.

ZONING MAP AMENDMENT/CHANGE IN CONCEPT DEVELOPMENT PLAN, Michael Schwartz,, Staff

1. Request of **Choice Engineering, per Michael Seeger (applicant) for Em-A-Non Acres Limited Partner, Dennis and Margaret Davis, Don and Rita Davis, and Richard and Sarah Ruth Davis (owners)** for (1) a Zoning Map Amendment from Employment Planned Development (EPD) and Commercial Services (C-3) to Public Facilities/Planned Development (PF/PD), and a Change in an Approved Concept Development Plan in an EPD district, for an approximate 33 acre area located at the terminus of Davis Lane, Boone County, Kentucky (Area 1); (2) a Zoning Map Amendment from Employment Planned Development (EPD) to C-3, and a Change in an Approved Concept Development Plan in an EPD district, for an approximate 12 acre area located at the southeast and southwest corners of the intersection of Richwood Road with Grand National Boulevard, including the properties located at 460, 468, and 476 Davis Lane, Boone County, Kentucky (Area 2); and (3) a Zoning Map Amendment from Employment Planned Development (EPD) to Public Facilities (PF), for an approximate 6 acre area located along the southwest side of Grand National Boulevard, between Richwood Road and Overland Ridge, approximately 700 feet southeast of Richwood Road, Boone County, Kentucky (Area 3). The request is for zone changes and change in an approved concept development plan to allow the development of an assisted living facility, an independent living facility, independent living villas, a future commercial development, and future public facilities.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation. The site contains approximately 51 acres and is divided into three separate areas. Area 1 is about 33 acres in size and is proposed to be rezoned PF/PD. Area 2 is roughly 12 acres and is to be rezoned C-3. Area 3 is approximately 6 acres and is proposed to be rezoned PF. Approximately 60% of the site is heavily wooded and the remaining area has been cleared and consists of single family detached homes. Mr. Schwartz described the surrounding land uses, which included commercial uses and multi-family uses. There is a small private family cemetery located in Area 1. Access to the site is from Grand National Boulevard to Davis Lane as well as a right turn in and out off Richwood Road. A majority of the site is currently zoned EPD with a small portion zoned C-3. Pages 2-4 of the Staff Report outlined the applicable zoning regulations for the site and request. Area 2 was subject to a zone change application in 2009. A three acre tract was rezoned from C-3 to EPD. That request is subject to 17 conditions. The site slopes upward from Richwood Road and the grade varies throughout the site, ranging from 6% to 12%. The 2040 Future Land Use Map designates a majority of the site as Business Park (BP), Commercial (C) and Suburban Density Residential (SD) uses. Grand National Boulevard and Davis Lane are county maintained streets. Pages 6-11 of the Staff Report provide relevant sections of the Comprehensive Plan. Mr. Schwartz showed a copy of the 2009 approved Concept Development Plan. It is part of Area 2. It shows a 5,000 square foot restaurant building with a drive-thru, a 10,000 square foot retail center and a 15,000 square foot Walgreens store, all with access from Richwood Road and Grand

National Boulevard. Mr. Schwartz showed photographs of the property. In Area 1, a 4-story, 174 unit independent living facility will be constructed along with 87 villas constructed in 30 buildings. The Concept Development Plan also shows public and private streets, a clubhouse with outdoor recreation, preservation of the cemetery, sidewalks and landscaping. Three monument signs are proposed and building elevations have been submitted. A new public street is being proposed to connect to Richwood Road. The applicant is also showing a potential street connection to Area 2 and to the adjoining property to the northeast. There is no specific design for Area 2. The applicant states that they would build uses consist with the C-3 zoning district. The applicant is willing to prohibit some of the C-3 uses. Access to Area 2 will be from Davis Lane. There is not a specific plan for Area 3. It will develop based on the PF requirement. The applicant has provided a project narrative, a Geotechnical Report and a Traffic Impact Study. Letters from Duke Energy, Boone County Water District and SD1 have been submitted and are included in the Staff Report. Pages 12-14 outline an evaluation of the Concept Development Plan in relation to the zoning regulations and subdivision regulations. Pages 14 and 15 include an analysis of the project against the requirements of the Planned Development (PD) Overlay criteria. Page 16 of the Staff Report includes issues that Staff has regarding the proposal. First, Staff prefers a complete public road system looping the site from Richwood Road to Grand National Boulevard. Second, the Walton Fire Department would like to see the proposed on-site roundabout removed in order to accommodate their fire equipment. Third, it is recommended that the independent living building be redesigned to accommodate fire vehicles access to at least three sides of the building. Finally, the Fire Department would like the public road to be built in Phase 1 to avoid the t-turnaround. In summary, the Planning Commission is reviewing three Zoning Map Amendment requests and a Change in Concept Development Plan application.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Ryan Tebow, Provision Living, introduced a PowerPoint presentation and described Provision Living. They are the developer, owner and operator of the proposed senior living facility. Provision Living is in St. Louis and has been in business since 2005. They operate in Missouri, Michigan, Ohio and Kentucky. He showed examples of their communities – Clermont County, Ohio. It is very similar to the project that is being proposed. He showed photos of the Clermont County site – both indoor and outdoor. He also showed photos of their Lexington, Kentucky facility. Their primary goal is to be caretakers.

The proposed project will be done in two phases. The first phase will be the Assisted Living/Memory Care facility and Independent Living Villas. The second phase would be the Independent Living apartment building and additional Independent Living Villas. The proposed use is what is appropriate for the location. The site is not suited for the current EPD zoning due to the soft office market. The current office occupancy in the area is 80%. The subject site can be optimized for a better use. The 2040 Comprehensive Plan suggests a 169% increase in senior population (65 years and older). There are currently no senior living facilities within four miles of

the site. The proposed use fits in with the neighboring uses – multi-family housing next door. It is a transitional use to the existing commercial and single-family housing in the area.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak?

Seeing no one and the fact that Staff had no one contacting the office for the meeting link, Chairman Rolfsen asked if any Board members had questions?

Seeing no one, Chairman Rolfsen asked if Provision Living had researched the vacancy rate of the existing senior living centers since a lot of them have been built in the last five years? Mr. Tebow contacted the various facilities and received notice that they were all full. Only two of the facilities are Personal Care Licensed and they are pursuing one. It is a license that the State issues to facilities that offer Memory Care/Alzheimer Care. Chairman Rolfsen asked about the Staff comments/concerns. Is there a need to go over them now? Mr. Schwartz replied that they can be addressed at the Committee Meeting.

Ms. Gulick inquired about Area 2. Is there any more information about the uses being proposed? Any details about the layout? Mr. Schwartz responded no. It is a unique situation where Area 2 has multiple owners from the Davis family. The reason why Area 2 was included in the application was the fact that the remaining land could not meet the EPD requirements in terms of size of district.

Chairman Rolfsen asked if the State has already approved the curb cut off Richwood Road? Mr. Schwartz replied that the curb cut was part of the agreement with the property owner in the reconstruction of Richwood Road. He sent a letter to the Kentucky Transportation Cabinet and did not receive a comment.

Mr. Costello inquired whether the traffic study took into consideration the Davis property being developed (Area 2) and its impact on Grand National Boulevard?

Mr. Michael Seeger, project Engineer, hired TEC to perform the Traffic Impact Study responded no because of unknown uses. A new study would have to be done to factor in the Davis property. The TEC Study only included the Provision Living site. Chairman Rolfsen inquired about the road connecting to Chambers Road. Mr. Costello replied that there is a plan but no financial commitment is in place. Both parties are interested and the School District owns the land.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 16, 2022 at 5:00 P.M. via live video teleconference. This item will be on the Agenda for the Business Meeting on April 6, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 8:14 p.m.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. David Hincks
Mr. Kim Patton, Vice Chairman
Mrs. Jackie Steele

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Ms. Alaina Hagenseker

Chairman Rolfsen introduced the second item on the Agenda at 8:15 p.m.

**ZONING MAP AMENDMENT/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN,
Todd Morgan, Staff**

Request of **Riegler Blacktop, Inc., per Dan Riegler (applicant) for Dr. James Wright (owner)** for a Zoning Map Amendment from Union Commercial (UC) to Union Commercial/Planned Development (UC/PD), and a Change in an Approved Concept Development Plan in a UC district, for an approximate 2.5 acre area located along the east side of US 42, between Frogtown Road and Callie Way, being the properties located at 10350 and 10358 US 42, Union, Kentucky. The request is for a zone change and change in an approved concept development plan to allow the development of two multi-tenant commercial buildings.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. The site is 2.5 acres in size and includes Lots 1 & 3 of Union Pointe Centre Subdivision. It fronts on U.S. 42, Frogtown Road and Callie Way. He described the adjoining land uses. The submitted Concept Development Plan shows two 9,412 square foot office/commercial buildings with combined parking. There are 14 parking stalls that back onto a shared driveway. Access to the street is from the private driveway off Callie Way. The proposed development shows sidewalk connections to the sidewalks on U.S. 42 and Callie Way. The applicant submitted building elevations showing different architectural treatments along U.S. 42 and the shared driveway. As part of the PD request, the applicant is requesting that the originally proposed right in and out curb cut along Frogtown Road be eliminated as well as requesting some additional uses. One use is a fitness center along with a veterinary use with overnight stays. The applicant would also like to have building mounted signage on the front and rear portions of the buildings that is currently not permitted per the Union Commercial (UC) zoning district. In addition, they would also like to have an additional monument sign. Mr. Morgan referred to the history of the site as noted on Page 2 of the Staff Report. A Concept Development Plan was approved in 2006 for 36,330 square feet of office/retail space. In 2007, there were some revisions which allowed a larger building of 7,200 square feet due to acquiring additional land. It also included some civic space. In 2010, a 10,000 square foot store IGA Express was approved along with gas pumps. The site is currently zoned Union Commercial (UC). Mr. Morgan showed photographs of the site and adjoining properties. The 2040 Future Land Use map designates the site as Commercial (C) and a small area is designated as Rural Lands (RL) due to the presence of the creek. The Union Town Plan also recommends the site be developed for a commercial use.

In terms of Staff Comments, the applicant should address the following:

1. Could the two lots be sold to two different parties? If so, this would impact the building setbacks and perimeter landscaping buffer yard requirements.
2. Section 2540 (4.) of the Zoning Regulations requires a civic/public space to be provided on the site.
3. Section 2540 (8c.) of the Zoning Regulations requires all buildings to have their main entrance on the main street, US 42, with an equally defined rear entry from the parking area.

Can the US 42 façade be enhanced to better replicate the parking lot façade (three enhanced entry features with metal awnings)?

4. The following Planned Development Criteria:

Mixed Use Development and Pedestrian Orientation

A sidewalk connection is shown in the center of the site and is located from US 42 to the private driveway. The proposed sidewalk aligns with another sidewalk that runs through the adjoining office building site and connects to Callie Way. Has the owner of the office building site been contacted? A small segment of sidewalk would need to be constructed on the office building site to make a complete sidewalk connection between US 42 and Callie Way.

Compatibility of Uses

Staff recommends the applicant and Zone Change Committee should review the UC principally permitted uses (and other proposed by the applicant) and determine which are appropriate. Staff is concerned about the adequacy of the parking. The office buildings across the street do not have sufficient parking and the 14 stalls that back into the shared driveway will probably be used by office building employees and customers during the day. The number of high parking generator tenants in the subject buildings needs to be carefully analyzed. Staff would like the applicant to address where the tenants will receive their deliveries. Staff is concerned that building deliveries could occur largely on the west side of the buildings and that some tenants will want storage or CO2 tanks facing US 42. Staff recommends a condition which would prohibit outside storage. Further, the existing conditions limit light poles to 15 feet. Staff would like the applicant to confirm they are not seeking a change to this condition.

Open Space

Useable open space is supposed to be provided in a Planned Development. Staff would like the applicant to address this standard. Staff would like the applicant to explore doing an outside seating area that's similar to the one shown on the 2007 Concept Development Plan.

Landscaping

Staff would like the applicant to address if landscaping is being proposed between the retaining wall and lot 3 parking lot.

Architecture

Can the US 42 facades be enhanced to replicate the parking lot façades?

Staff believes the west sides of the tenant spaces (facing US 42) will be used largely as service areas. Staff would like the applicant to address if any glazing is proposed in the windows that face US 42. Staff recommends a condition which would prohibit interior or exterior window signage or blackout posters. The applicant should provide masonry, EIFS, and storefront unit percentages on each façade. Are the parapets high enough to screen roof mounted mechanical units? How will the dumpsters be screened? Staff recommends that the front and sides of the enclosures should use masonry that matches the buildings. Metal gates should also be required. Finally, how tall is the proposed retaining wall? What are the proposed construction materials?

Signage

Staff would like the applicant to better explain their request for an additional monument sign. The Union Town Plan Special Sign District allows each parcel to have a monument sign that's 6' tall and 48 square feet in area. Does the applicant want two monument signs on each lot? What sign dimensions are proposed? Will the monument signs be illuminated? The sign code prohibits internally illuminated sign cabinets. Staff does not have a concern with the request to allow building mounted sign on the front and rear façade of the building as long as the signs comply with the other aspects of code (1 sign per tenant, individual letters, 24 square foot maximum sign area, and 2' maximum letter height).

Transportation Connections and Entry Points

The 2005 and 2010 Concept Development Plan approvals required a right-in/right-out access point to be installed on Frogtown Road and the current proposal would eliminate that connection. Staff doesn't have an issue with the access point being eliminated as long as the driveway connection to Strong's Pizza is made. Staff would like the applicant to address if all required easements are in place or being negotiated since the shared driveway will be located on lots 1-4 of Union Pointe Centre Subdivision. Staff has concerns about the 14 stalls that will back into the shared driveway. The shared driveway functions like a street and such backing movements are typically discouraged.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Dan Riegler, Riegler Blacktop, applicant, gave some background history of the site from 2006. The Union Commercial (UC) zoning district has been difficult for development economically. There is a demand for what they are proposing. They studied the size of the proposed buildings and parking. They may attract one restaurant in each building. The proposed plan is realistic and economically viable. There is no need to connect to Frogtown Road because the area has changed and the amount of traffic at the intersection. They will make the connection to Strong's Pizza. Mr. Riegler reviewed the Concept Development Plan. The extension of the private drive will be built to County public road specifications. The sidewalk will connect the proposed project

with the existing sidewalk in the middle of the development. The civic space could be in the center of the parking lot where the sidewalk will be built. Sidewalks will be built all around the proposed buildings. They will screen the CO₂ tank areas and make both the front and rear facades look similar. Masonry materials and steel gates will be installed around the dumpster areas. Buffer Yard A will be installed along U.S. 42. He offered to put shrubs near the parking lot retaining wall. Parking has been an issue for the neighboring uses in Lot 4. Employees will be parking in this area. It is not a big deal as other developments do it like at Crestview Hills. They are committed to 15 foot high light poles and understand the zero reading at each lot line. They are requesting that they not be required in the middle pedestrian area.

Mr. Costello inquired who was the developer of the project? Mr. Riegler replied KW Commercial. It is a design/build project. Riegler Blacktop will be doing the site work and Hermes Construction is the contractor for the builders.

Mr. Jay Lange, attorney, stated that the property is under contract and Dr. Wright is selling the property. He won't be involved in the project.

Mr. Riegler requested a second monument sign because of visibility at the corner of U.S. 42 and Frogtown Road.

Mr. Eric Hermes, contractor, stated that he would be the General Contractor of the project. The glass on the back side of the building (U.S. 42) is being proposed because the front and back part of the building should look like each other per the requirements. The glass on the back side could be done with black film so you couldn't see into each building. Signs could not be seen through those windows. It would be feasible to put awnings on the back side. Parapets were not placed on the lower (gutter) side of the building because parapets could affect the drainage.

Mr. Morgan asked if rooftop equipment could be seen from U.S. 42? Mr. Hermes replied yes from one side. Those individual units could be individually screened.

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

Mr. Mike Brown stated that he was in favor of the development of Lots 1 & 3. He has some objections regarding the shared parking agreement. There is no permanent easement agreement across Lot 2. He has a Settlement Agreement with Dr. Wright. He tried to contact Dr. Wright, Dan Riegler and the proposed developer but was unsuccessful. No one wants to discuss the easement agreement. Mr. Morgan noted that an easement agreement was shown when the Strong's Pizza site plan was approved. Mr. Brown explained that it was part of the Settlement Agreement which required the recorded easement when Lots 1 & 3 were sold.

Mr. Jay Lange, attorney for Dr. Wright, stated that there is a covenant agreement that provides for this dedicated access area for a 50 foot easement.

Chairman Rolfsen noted that it is a private matter between 2 parties. He thought the shared parking area will be a disaster. It is up to the 2 parties to work things out.

Mr. T.J. Shutte, KW Commercial, stated that he represents Dr. Wright. He identified Mike Bilokonsky as the developer. He has undertaken other projects in Northern Kentucky and in Boone County. Mr. Costello stated it is an important corner in Union and the site located across the street from 4 schools. It would be great to get some information about those projects. Mr. Schutte agreed with making sure the project is complete and done right since the site has been vacant for years.

At this time, Chairman Rolfsen asked if any Board member had questions or comments? Mr. Lunnemann stated that it is a highly visible site. The front needs to look like the rear as well as the sides. He asked for some of the glass to be removed and substituted for brick or masonry stone? The roof top units cannot be visible from U.S. 42 or any other site.

Chairman Rolfsen stated that he wasn't a big fan of black film on the windows. Could the windows be tinted? Mr. Lunnemann noted that he didn't like the black tinting.

Ms. Gulick suggested that the applicant contact the Kentucky Transportation Cabinet because there is a Frogtown Road reconstruction project planned. Mr. Costello reiterated that the expansion of Frogtown Road is an official State project.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 16, 2022 at 5:00 P.M. via live video teleconference. This item will be on the Agenda for the Business Meeting on April 6, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 9:04 p.m.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mr. David Hincks
Mr. Kim Patton, Vice Chairman
Mrs. Jackie Steele

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Ms. Alaina Hagenseker

Chairman Rolfsen introduced the second item on the Agenda at 9:05 p.m.

**ZONING MAP AMENDMENT/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN,
Michael Schwartz, Staff**

1. Request of **SL Weaver Investments, LLC, per Archie Searp (applicant and owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Urban Residential Two (UR-2), for an approximate 4.1 acre area located along the south side of Weaver Road, between Sam Neace Drive and Saddlebrook Lane, approximately 2,600 feet east of Saddlebrook Lane, and being generally across from Trellises Drive, Boone County. The request is for a zone change to allow the development of thirty-six (36) attached single-family residential dwellings.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation. The site contains approximately 4 acres off Weaver Road between Sam Neace Drive and Saddlebrook Lane. It has 636 feet of road frontage along Weaver Road. The site is vacant and heavily wooded. He described the surrounding land uses. The site is currently zoned SR-1. Across the street is an existing UR-2 zoning district. The proposed zoning district allows multi-family units up to 20 units per acre. Page 1 of the Staff Report includes applicable regulations that apply to the specific request. The site is relatively flat in the middle and then slopes to the east and west at an average grade of 8%. The 2040 Future Land Use Map designates the site for High Suburban Density Residential (HSD) for up to 8 dwelling units per acre. Access to the site is from Weaver Road. An exclusive eastbound left turn lane is provided for access to Trellis Drive. Pages 2-5 of the Staff Report references portions of the Comprehensive Plan. The Comprehensive Plan also suggests a road connection from Weaver Road to Mt. Zion Road west of I-75 on the eastern edge of the site. Mr. Schwartz showed photographs of the site. The submitted Concept Development Plan shows the construction of 36 attached single family townhomes in 6 buildings. The intensity of the development is 8.7 units per acre. The proposed development will be served by a private street. Public water service will be provided from the Boone County Water District and sanitary sewer service from SD1. The Kentucky Transportation Cabinet has approved the applicant's Traffic Impact Study.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Jim Bertrum, project engineer, stated that he has been working out the sanitary sewer service to the site for a number of years. He noted the presence of a large mound near Weaver Road. They will have to level out this area to create lots. It could also be a natural berm along Weaver Road. They will meet all the landscaping requirements on the perimeter. Weaver Road is a limited access road so they only have one curb cut. They have performed a Traffic Impact Study for their site and the site across the street. Each unit will have a different façade and color. Each unit would be 2 story, 3 bedroom units with room for 1 car garage and 1 surface parking space. There will also be ranch units at the end of each building. Mr. Bertrum showed the route for the new sanitary sewer as SD1 has already approved it. Construction of the sanitary sewer will occur in the Spring. The water connection has already been approved.

The Staff Report includes comments from the Boone County Public Works Department. The parking calculations include 72 spaces with 36 garages and 36 paved spaces. They will probably add some parking spaces on the cul-de-sac street. A sidewalk is proposed on one side of the entrance drive due to the steepness of the grade. Beyond that, sidewalks will be provided on both sides of the street and side roads. He asked the Board not to require sidewalks on Weaver Road due to the steepness of the grade. They will include a “t” turnaround at the end of the side streets.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Chairman Rolfsen asked if any Board members had any questions or comments?

Chairman Rolfsen inquired about not having a sidewalk on Weaver Road? Mr. Costello responded that the developer should provide a sidewalk or investigate whether the State will install a sidewalk. Weaver Road was originally built as a rural arterial with no sidewalks. The area has developed over time and sidewalks have been added to Weaver Road by the State, City of Florence and other developers. Chairman Rolfsen reminded everyone that Weaver Road is where a few people died while walking. It is important to have connectivity.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 16, 2022 at 5:00 P.M. via live video teleconference. This item will be on the Agenda for the Business Meeting on April 6, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 9:25 p.m.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director