



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

**BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
APRIL 3, 2019  
7:00 P.M.  
AGENDA**

- A. **Welcome and Pledge of Allegiance**
- B. **Roll Call of Members**
- C. **Approval of Minutes**  
- March 6, 2019 - Business Meeting
- D. **Approval of Invoice Payments**
- E. **Action on Plan Reviews**
- F. **New Business**
- G. **Executive Director's Report:** Kevin P. Costello, AICP
- H. **Committee Reports:**
  - Airport (Randy Bessler)
  - Administrative/Personnel (Rick Lunnemann)
  - Enforcement (Kim Bungler)
  - Long-Range Planning/Comprehensive Plan (Bob Schwenke)
  - Technical/Design Review (Lori Heilman)
  - Executive (Charlie Rolfsen)
- I. **Chairman's Report:** Charlie Rolfsen

- J. **OKI Report:** Kim Patton
- K. **Other:**
- L. **Adjournment:**

**NEXT COMMITTEE MEETINGS:**

**Executive Committee - April 3, 2019 - 6:00 P.M.**  
**(Boone County Planning Commission Office)**

**A. Preliminary FY 2019-2020 Budget**

**Zone Change/Concept Plan - April 17, 2019 - 5:00 P.M.**  
**(Boone County Admin. Bldg. - Fiscal Courtroom)**

- A. Crigger/Christ's Chapel - Turfway Road**
- B. Berling /TOC, LLC - Walton-Verona Road**
- C. Hilton Displays/Starbucks - US 42/Express Street**
- D. Fugate/Standbury/Schleper - Southpark Drive**
- E. Al Neyer /KCAB/Utz - Petersburg Road**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

***Business Meeting - May 1, 2019 - 7:00 p.m.***  
***Boone County Administration Building***  
***Boone County Fiscal Courtroom***

***Public Hearings - May 1, 2019 - 7:30 p.m.***  
***Boone County Administration Building***  
***Boone County Fiscal Courtroom***



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**BOONE COUNTY PLANNING COMMISSION  
PUBLIC HEARINGS  
BOONE COUNTY ADMINISTRATION BLDG.  
BOONE COUNTY FISCAL COURTROOM  
APRIL 3, 2019  
7:00 P.M.  
AGENDA**

### **ZONING MAP AMENDMENT - Kevin Wall, Staff**

1. Request of **Al Neyer, LLC c/o Ryan Reardon, Vice President - Real Estate Development (applicant) for Kenton County Airport Board c/o Candace McGraw and Kathleen Utz as Trustee of the Charles and Kathleen Utz Revocable Trust c/o Glenn Utz (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial One (C-1) to Industrial One (I-1), and Variances from Section 3645 "Buffer Yards" of the **Boone County Zoning Regulations**, for a 45.6294 acre site located on the north side of Petersburg Road, across from the Petersburg Road/Hetzel Drive intersection, and on the east side of Riverview Drive, approximately 300 feet north of the Petersburg Road/Riverview Drive intersection, Boone County, Kentucky. The request is for a zone change to allow uses permitted in the I-1 zone and Variances to allow reductions in the perimeter landscape buffer yards.

### **ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Michael Schwartz, Staff**

2. Request of **Hilton Displays (Teri Watts) on behalf of Starbucks (applicant) for Florence KY (SEC Hwy 42 and Express) LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 0.8102 acre site located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development (C-2/PD) zone to allow alternative signage.

### **ZONING MAP AMENDMENT - Michael Schwartz, Staff**

3. Request of **Frank Fugate and Tammy Standbury (applicants) for Schleper Development Corporation (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent living development.

**ZONING MAP AMENDMENT - Todd Morgan, Staff**

4. Request of **Terry Crigger (applicant)** for **Christ's Chapel Assembly of God (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

**ZONING MAP AMENDMENT - Todd Morgan, Staff**

5. Request of **James W. Berling (applicant)** for **TOC, LLC (owner)** for a Zoning Map Amendment from Rural Suburban (RS) and Suburban Residential One (SR-1) to Industrial One (I-1) for approximately 7.75 acres of an approximate 15.03 acre tract located at 13299 Walton-Verona Road, Walton, Kentucky. The request is for a zone change to allow uses permitted in the I-1 zone.

**UPCOMING BUSINESS MEETING AND PUBLIC HEARING**

***Business Meeting - May 1, 2019 - 7:00 P.M.  
Boone County Administration Building  
Boone County Fiscal Courtroom***

***Public Hearings - May 1, 2019 - 7:30 P.M.  
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Boone County Fiscal Courtroom***