



## **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

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### **ANNOTATED**

**BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
SEPTEMBER 1, 2010  
7:00 P.M.  
AGENDA**

**A. Roll Call & Welcome**

**B. Approval of Minutes**

- August 4, 2010 Business Meeting **-APPROVED**

**C. Approval of Invoice Payments**

**D. Action on Plan Reviews**

**ZONING MAP AMENDMENT - Kevin Wall, Staff; Susan Poston, Chairwoman**

1. Request of **Jay Bayer, Bayer Becker (applicant) for Toebben, Ltd. and William Toebben (owners)** for a Zoning Map Amendment from Agriculture (A-1), Agricultural Estate (A-2), and Rural Suburban Estates (RSE) to Suburban Residential Three/Commercial One/Office One/Planned Development (SR-3/C-1/O-1/PD) for an approximate 334 acre site located on the east side of North Bend Road approximately 750 feet north of the North Bend Road/Stahl Road intersection, to the east of Deer Creek and Rivershore Farms subdivisions, at the terminus of Stahl Road, and including the properties at 1280 North Bend Road, 1302 North Bend Road, and 1958 Stahl Road, Boone County, Kentucky. The request is for a zone change to allow a mixed residential, retail, and office development.

**APPROVED 5-3 WITH CONDITIONS**

**TECHNICAL/DESIGN REVIEW - Mitch Light, Staff; Charlie Reynolds, Chairman**

2. St. Elizabeth Hospital -4900 Houston Road

**APPROVED**

**E. New Business:**

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

3. Request of **Viox & Viox, Inc. (applicant)** for **Grace Fellowship Church and John Howard (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Public Facilities (PF) for an approximate 27.1 acre site located at 9379, 9447, and 9471 Gunpowder Road, Union, Kentucky. The request is for a zone change to allow a church, school and related facilities.

**PUBLIC HEARING 10/6/10 - 7:30 P.M. - FISCAL COURTROOM**

**2009-2010 BOONE COUNTY SUBDIVISION REGULATIONS UPDATE - Kevin Wall and Greg Sketch, Staff**

4. Request of the **Boone County Planning Commission Technical/Design Review Committee** to consider a series of amendments to the 2005 Boone County Subdivision Regulations and to the 2005 Boone County Street, Storm and Sidewalk Specifications.

**PUBLIC HEARING 10/6/10 - 7:30 P.M. - FISCAL COURTROOM**

**F. Executive Director's Report: Kevin P. Costello, AICP**

**G. Committee Reports:**

- Airport (Ben Brandstetter)
- Administrative/Personnel (Charlie Reynolds)
- Enforcement (Kim Bunger)
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
- Technical/Design Review (Charlie Reynolds)
- Executive (Charlie Rolfsen)

H. **Chairman's Report:** Charlie Rolfsen

I. **OKI Report:** Greg Breetz

J. **Other:**

K. **Adjournment:**

**NEXT COMMITTEE MEETINGS:**

**Technical/Design Review - September 1, 2010 - 6:15 P.M. - (Fiscal Court Conference  
A. St. Elizabeth Hospital - 4900 Houston Road Room - Adm. Bldg.)  
B. Subdivision Regulations Update**

**Zone Change - September 15, 2010 - 5:00 P.M. - (Fiscal Courtroom - Adm. Bldg.)  
A. Berling/Walton Land Development Co. LLC-Wenstrup Dr./Towne Center Dr.**

**Technical/Design Review - September 22, 2010 - 6:00 P.M. - (Fiscal Court Conference  
A. Zoning Text Amendment/Section 1305 Room - Adm. Bldg.)**

**Long Range Planning/Comp Plan - September 22, 2010 - 6:00 P.M. - (Fiscal Courtroom  
A. 2010 Comprehensive Plan Goals & Objectives Adm. Bldg.)**

**Long Range Planning/Comp Plan - September 29, 2010 - 6:30 P.M. - (Fiscal Courtroom  
A. 2010 Comprehensive Plan Goals & Objectives Adm. Bldg.)**

**UPCOMING MEETINGS:**

***September 1, 2010 - 7:30 P.M. - Public Hearings  
September 22, 2010 - 7:00 P.M. - Special Business Meeting  
October 6, 2010 - 7:00 P.M. - Business Meeting***

***Boone County Administration Building  
First Floor Fiscal Courtroom***



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**BOONE COUNTY PLANNING COMMISSION  
PUBLIC HEARINGS  
BOONE COUNTY ADMINISTRATION BLDG.  
BOONE COUNTY FISCAL COURTROOM  
SEPTEMBER 1, 2010  
7:30 P.M.  
AGENDA**

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

1. Request of the **Boone County Fiscal Court** to consider a Zoning Text Amendment to Section 1305 "Permitted Uses" of the Boone County Zoning Regulations to allow industrial uses within the Airport (A) zone. The request is to evaluate and to hear comments on a proposed zoning text amendment and how they affect the current Boone County Comprehensive Plan and Boone County Zoning Regulations.

**COMMITTEE MEETING - 9/22/10 - 6:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 9/22/10 - 7:00 P.M. - FISCAL COURTROOM**

#### **ZONING MAP AMENDMENT - Mitch Light, Staff**

2. Request of **James W. Berling (applicant)** for **Walton Land Development Co., LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) and Industrial One (I-1) to Urban Residential Two (UR-2) for a 6.9 acre site located on the east side of Wenstrup Drive, approximately 700 feet south of the Wenstrup Drive/Towne Center Drive intersection, Walton, Kentucky. The site is also known as a portion of the property at 13066 Service Drive, Walton, Kentucky. The request is for a zone change to allow multi-family dwellings.

**COMMITTEE MEETING - 9/15/10 - 5:00 P.M. - FISCAL COURTROOM  
ACTION DATE - 10/6/10 - 7:00 P.M. - FISCAL COURTROOM**

#### **UPCOMING MEETINGS:**

**September 22, 2010 - 7:00 P.M. - Special Business Meeting  
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Boone County Administration Building-First Floor Fiscal Courtroom**