



## BOONE COUNTY PLANNING COMMISSION

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
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**BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
FEBRUARY 1, 2017  
7:00 P.M.  
AGENDA**

**A. Welcome and Pledge of Allegiance**

**B. Roll Call of Members**

**C. Approval of Minutes**

- January 4, 2017 Business Meeting
- January 4, 2017 Public Hearings

**D. Approval of Invoice Payments**

**E. Action on Plan Reviews**

**ZONING MAP AMENDMENT - Greg Breetz, Chairman, Kevin Wall, Staff**

1. Request of **Robert G. Rothert, Abercrombie & Associates, Inc. (applicant)** for **E-Town Development Company LLC and Traditions Development Company, Ltd. (owner)** for a Zoning Map Amendment from Agriculture (A-1) and Recreation (R) to Suburban Residential One/Planned Development (SR-1/PD) for a 496.3 acre site located at 2035 Williams Road and at the terminus of Williams Road, Boone County, Kentucky. The request is for a zone change for a residential development, golf course, clubhouse, swimming pool, and driving range/teaching facility.

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

2. Request of **Steve Berling, P.E. (applicant)** for **DC-KY 18 LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone for a 4.1401 acre site located on the west side of Seligman Drive and to the north of the property at 5935 Merchants Street, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a senior citizen housing/assisted living facility.

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Steve Turner, Chairman, Mitch Light, Staff**

3. Request of **Ray Meyer Sign Co., Inc. (applicant)** for **Guardian Savings Bank (owner)** for a Zoning Map Amendment for a Special Sign District for a 0.71 acre tract located at 7550 Mall Road, Florence, Kentucky (Guardian Savings Bank). The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a freestanding sign with an electronic message center.

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Kim Bunger, Chairman, Mitch Light, Staff**

4. Request of **Quick 8 Automotive, LLC (Brian Schreiber) (applicant)** for **Florence Promenade, LLC (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 0.515 acre site located on the southeast corner of the US 42/Bill Wentz Drive intersection, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a quick oil change/automotive repair facility.

**F. New Business:**

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

**H. Committee Reports:**

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

**I. Chairman's Report:**

**J. OKI Report: Greg Breetz**

K. Other:

L. Adjournment:

**NEXT COMMITTEE MEETINGS:**

**Zone Change/Concept Plan Committee - February 15, 2017 - 5:00 p.m.**  
**(Fiscal Courtroom - Administration Building)**

**A. Abercrombie/E-Town Development, LLC/Traditions, Ltd.**

**Long Range Planning/Comp Plan - February 15, 2017 - 6:00 p.m.**  
**(Fiscal Courtroom - Administration Building)**

**A. Update on 2017 Boone County Comprehensive Plan**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

***Business Meeting - March 1, 2017 - 7:00 p.m..  
Boone County Administration Building  
Boone County Fiscal Courtroom***

***Public Hearings - March 1, 2017 - 7:30 p.m..  
Boone County Administration Building  
Boone County Fiscal Courtroom***