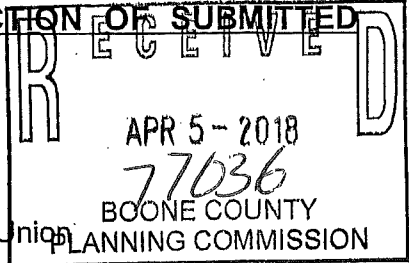


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [checked] Variance _____ Appeal _____
3. Applicant's Name Donald Swain
Applicant's Address 8280 Montgomery Rd, Suite 101 Cincinnati, Ohio 45236
4. Description of Request: Install 2 outside tanks, 1 Diesel fuel, 1 Methane. Install new Drive and overhead door - Inside tanks
5. Name of Development Riverview Business Park
6. Location of Development 3015 Kustom Drive, Hebron, KY 41048
7. Acreage Under Review 18.68
8. Lot Number and Name of Subdivision (if part of a subdivision) Lot 5A Section 05 Riverview Business Park
9. Owner of Property D & H Enterprises of Ohio LLC Attn: Tim Hansen
Address of Property Owner 3015 Kustom Drive Hebron, KY 41048
10. Phone Number 859-802-2358 Fax No. _____ E-Mail THANSEN@HANSENMG.COM
11. Proposed Use(s) on Site Lubricant sales & distribution + storage of chemicals inside + outside
12. Total Square Footage of Existing and/or Proposed Buildings 121,200
13. Current Zoning on Property I-1
14. Deed Book D906 Page No. 342 Group No. 2014 B
15. Is the site subject to a zone change? No
16. Have you submitted a Site Plan with this request? Yes
17. Have you submitted a list of adjoining property owners with this request? Yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2**

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 4-5-18 Fee Received \$1,032.00 Receipt # 77036
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
5/9/18 **Approved**
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: NONE

7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: Donald Swain for Reladyne

LOCATION: 3015 Kustom Drive, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: May 9, 2018

PROPOSAL

The applicant is requesting a Conditional Use Permit so Reladyne can occupy the majority of the building and store chemicals inside and outside. Plans were submitted that show proposed interior and exterior improvements and a narrative was provided, which outlines the business. The interior plan shows that tenant space will include offices, racking, drum storage, and a tank farm with 60 tanks and containment area. A tank legend shows what will be stored inside 57 of these tanks. Exterior improvements include parking lot improvements, a new dock door so trucks can enter on side of the building and exit the other, a 15,000 gallon diesel tank, and a 20,000 gallon methanol tank. The two exterior tanks are shown in the northeastern corner of the parking lot.

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

Section 1133 of the Boone County Zoning Regulations permits a business which stores gases as a Conditional Use in the Industrial One (I-1) district.

The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 1133 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 1133 of the Boone County Zoning Regulations allows a business which stores gases as a Conditional Use in the Industrial One (I-1) district provided that:

- A. The activity is provided primarily in support of and obtains its trade from the employees of the district; or
- B. The activity is of integral relation to the purpose of the district;
- C. The use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- D. Provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3325 of the Boone County Zoning Regulations requires the following parking for the businesses that are located on site:

- A. Office areas - 1 space per 250 square feet
- B. Warehouse Workers - 1 space per employee on largest shift (non office workers)
- C. Company vehicles parked outside - 1 space per vehicle

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's 2035 Future Land Use Plan designates the site in question for "Business Park" and "Developmentally Sensitive" uses. These designations are defined as follows:

Business Park - a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.

Developmentally Sensitive - Areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character. In addition, developmentally sensitive areas may, in the future, be defined and protected due to historical or visual importance. Any development on land identified as Developmentally Sensitive must be carefully assessed by the developer and the Planning Commission to determine the ability of the land to support the proposed project.

The following Goals & Objectives apply to the application:

- A. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- B. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage (Business Activity, Objective).
- C. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport and on Airport owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed (Business Activity, Industrial Objective 1).
- D. Effective site placement, architectural design and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum, and site development and enforcement shall be carefully coordinated with necessary approvals of other regulatory agencies (Business Activity, Industrial Objective 2).
- E. Provisions shall be made for proper control of industrial uses, which have processes or make products that could be hazardous to human life and property. (Examples of such products are explosives and flammable or corrosive chemicals). New and existing industrial uses shall comply with federal and state air and water pollution regulations (Business Activity, Industrial Objective 3).

The following passage from the Land Use Element applies to the general area:

- A. This section of Boone County contains the I-275/Mineola Pike interchange, Mineola Pike, Donaldson Road, and Turfway Road. Major developments within this section include the Airport Exchange Business Park, Circleport I and III, the Mineola Industrial Park, Turfway Race Track, and part of the Houston-Donaldson area. This section of the County should experience a wide variety of substantial growth. This area will also be affected by the newly constructed South Airfield Road between the Mineola area and KY 18. To the north, the Mineola Interchange area has experienced, and should continue to experience, significant Business Park development. The Airport Exchange Business Park and Circleport Industrial Parks should continue to develop. As a result of this growth, the residential uses along Mineola Pike and Booneland Trail should eventually be redeveloped in a Business Park manner, similar to the adjoining uses. Rolling Green Acres should likewise eventually redevelop as Industrial uses. Because of increasing development, the road network in this section should be improved, including the widening of Mineola Pike and road connections across airport property to KY 18 and/or Limaburg Road. The Cincinnati/Northern Kentucky International Airport is considering alternative plans to construct a new north south runway in this area to operate as a pair with the existing 18L/36R runway. The new construction would be east of the existing runway, and therefore would require the relocation or displacement of Donaldson Highway, Mineola Pike, O'Hara Road, and Turfway Road, as well as existing industrial developments, a church, some low density residential uses, and a portion of the Turfway Racetrack operation. If this concept becomes a reality, a joint Airport/Boone County/City of Florence study needs to be conducted to properly plan this area (Airport Area, pp. 176-178).

SITE CHARACTERISTICS

The 18.68 acre property is located in Riverview Business Park and fronts on the west side of Kustom Drive. The property contains a 86,400 square foot office/warehouse and 142 parking stalls. The west side of the property is currently undeveloped but has been graded for a future building. Ingress and egress is provided from two separate access points on Kustom Drive. Mature deciduous tree lines exist along the northern and western property boundaries and portions of the southern property boundaries. Boone County GIS shows that the topography of the site varies greatly. It's 884 feet above seal level at Kustom Drive, 842 feet above sea level at the northern property tip, and 748 above sea level near the western property corner.

SURROUNDING LAND USES AND ZONING

North: Undeveloped 16 Acre Tract Fronting on River Road (SR-1/SC and A-2)

South: Retention Pond for the Subdivision and Desma USA (I-1/PD)

East: Kustom Drive, Vacant Office/Warehouse, and Logomat (I-1/PD)

West: Undeveloped Land Owned by Kenton County Airport Board (A and A-2)

STAFF COMMENTS

1. Staff sent out an agency memo and received comments back from Boone County Building Department and Point Pleasant Fire Protection District. Their comments are attached to the Staff Report.
2. Staff would like the applicant to address the following questions.
 - A. The interior and exterior plans show different locations for the methanol and diesel tanks. Which drawing is correct?
 - B. The exterior plan shows that the ingress driveway is being expanded further into the adjoining property. Has the adjoining property owner agreed to allow this improvement? If so, an easement will need to be recorded.
 - C. How many tractor trailer trips are anticipated in a given day?
3. Staff recommends that the Board should analyze the following conditional use permit criteria before acting on the request.

Staff doesn't have any concerns regarding the storage of the chemicals based on the following:

- A. The comments from Boone County Building Department and Point Pleasant Fire Protection District.
- B. The property is located in a industrial park.
- C. Based on Boone County GIS measurements, the proposed outside tanks would be located approximately 1,250 feet from the closet single-family residential dwelling.

CONCLUSION

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,

Todd K. Morgan, AICP
Senior Planner, Zoning Services

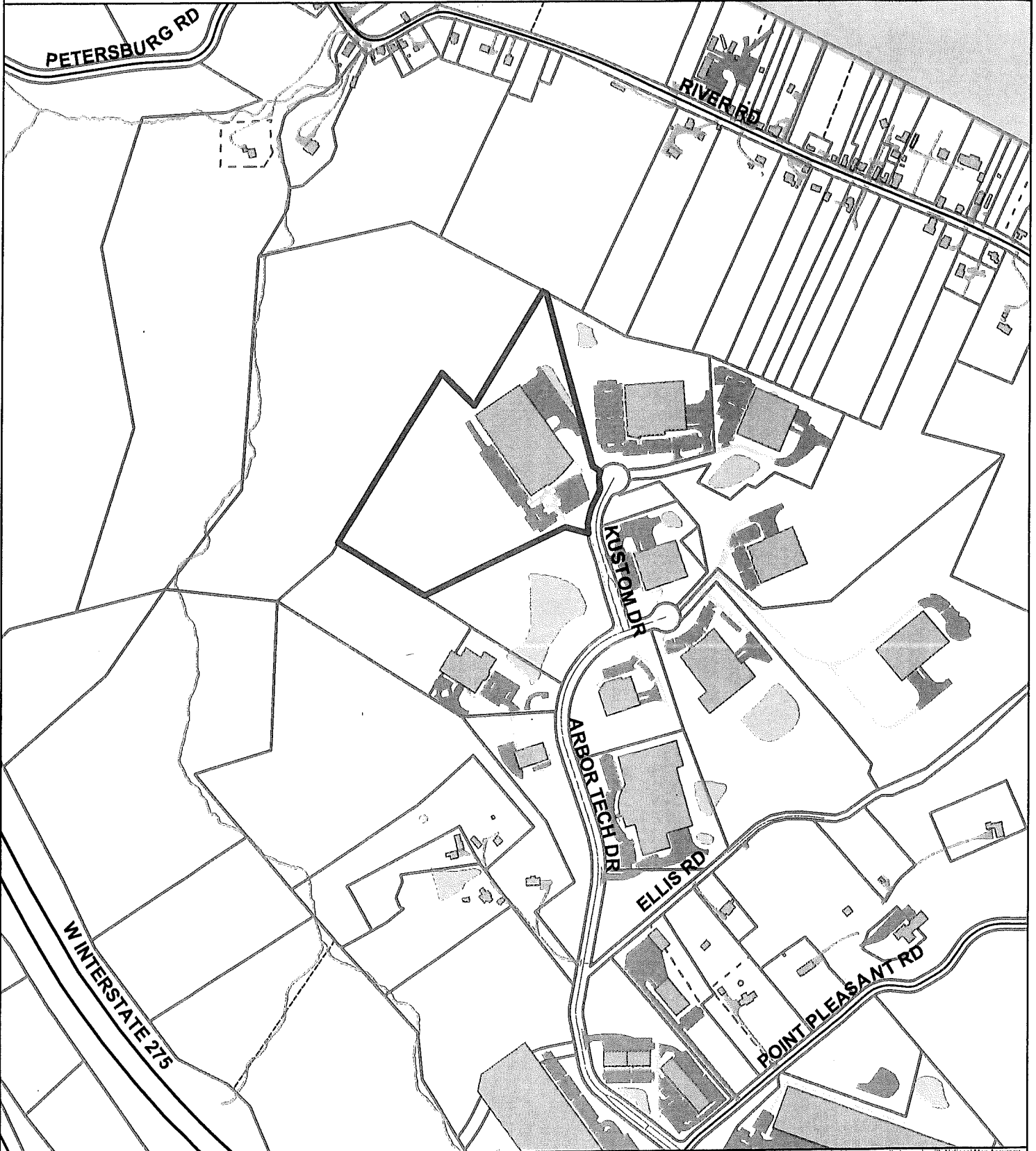
TKM/ss

Attachments

- *Site Vicinity Map
- *4/13/18 Email Outlining Business
- *Exterior Plan
- *Interior Plan
- *2016 Aerial Map
- *Zoning Map
- *2035 Future Land Use Map
- *Topographical Map
- *4/24/18 Agency Memo
- *4/24/18 Email from Jerry Noran
- *4/30/18 Email from Asst. Chief Seibel
- *4/26/18 Letter from Peter Krups & Matthias Krups
- *Application

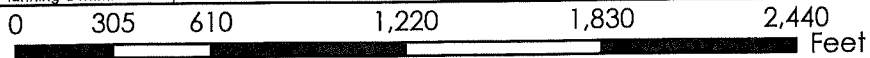
SITE VICINITY MAP

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1 inch = 600 feet



Boone County GIS - Putting Northern Kentucky on the Map



Todd Morgan

From: Don Swain <Don.Swain@reladyne.com>
Sent: Friday, April 13, 2018 10:51 AM
To: Todd Morgan
Cc: Kevin Costello
Subject: FW: NARRATIVE

Todd,

I have attached a section from our web page that address the types of businesses RelaDyne may be involved with. Many of the items see or purchase at you neighborhood Lube or Auto Parts store are stocked and distributed by our firm. You may also, see products specific to the food industry or you may see our associates and equipment at a local factory or heavy equipment job site servicing the equipment. You will find us filtering and recycling lubricants or perhaps removing water from oil products.

The proposed Hebron location would house a regional branch. The initial headcount would include approximately 30 office Associates, 10 warehouse Associates and 18 Drivers. In addition, the Hebron facility would support our branch growth and also house a number of Headquarter Support Associates – accounting, IT, HR etc... We expect the initial headcount to be 15 to 20 Associates.

I hope this helps. Please let me know if I can be of further assistance.

Thanks
Don

Here is some info from our About Us page on RelaDyne.com

RelaDyne, Inc., headquartered in Cincinnati, Ohio, is a leading supplier of comprehensive equipment reliability products and value-added services. The company's long heritage in the Automotive, Commercial and Industrial markets brings combined expertise to more than 10,000 clients, cementing its commitment to each and every customer to deliver value, dependable service and solutions based on a foundation of partnership as a true trusted advisor.

We improve the reliability of our customer's equipment and we build our business around being a reliable business partner. RelaDyne's success and reputation for dependability is built upon three foundational pillars of strength and differentiation:

- Unparalleled lubricant industry knowledge, resources and expertise prepared to augment or outsource your lubrication and equipment reliability needs
- "Best-in-class" sales, distribution and responsive customer service combined with industry leading breadth and depth of product offerings
- The entrepreneurial ingenuity to solve customer equipment reliability business challenges through the innovative design of cost effective solutions that are product agnostic

RelaDyne is an established leader in the lubricant sales, distribution and equipment reliability services industry. Our Reliability Services platform is a suite of over 25 equipment reliability services expressly designed to provide customers with a comprehensive solution to their equipment reliability challenges. These services range from lubrication best practices training to hands-on implementation of lubrication process and procedure programs designed to reduce equipment downtime, increase efficiency, and improve the profitability of our customers.

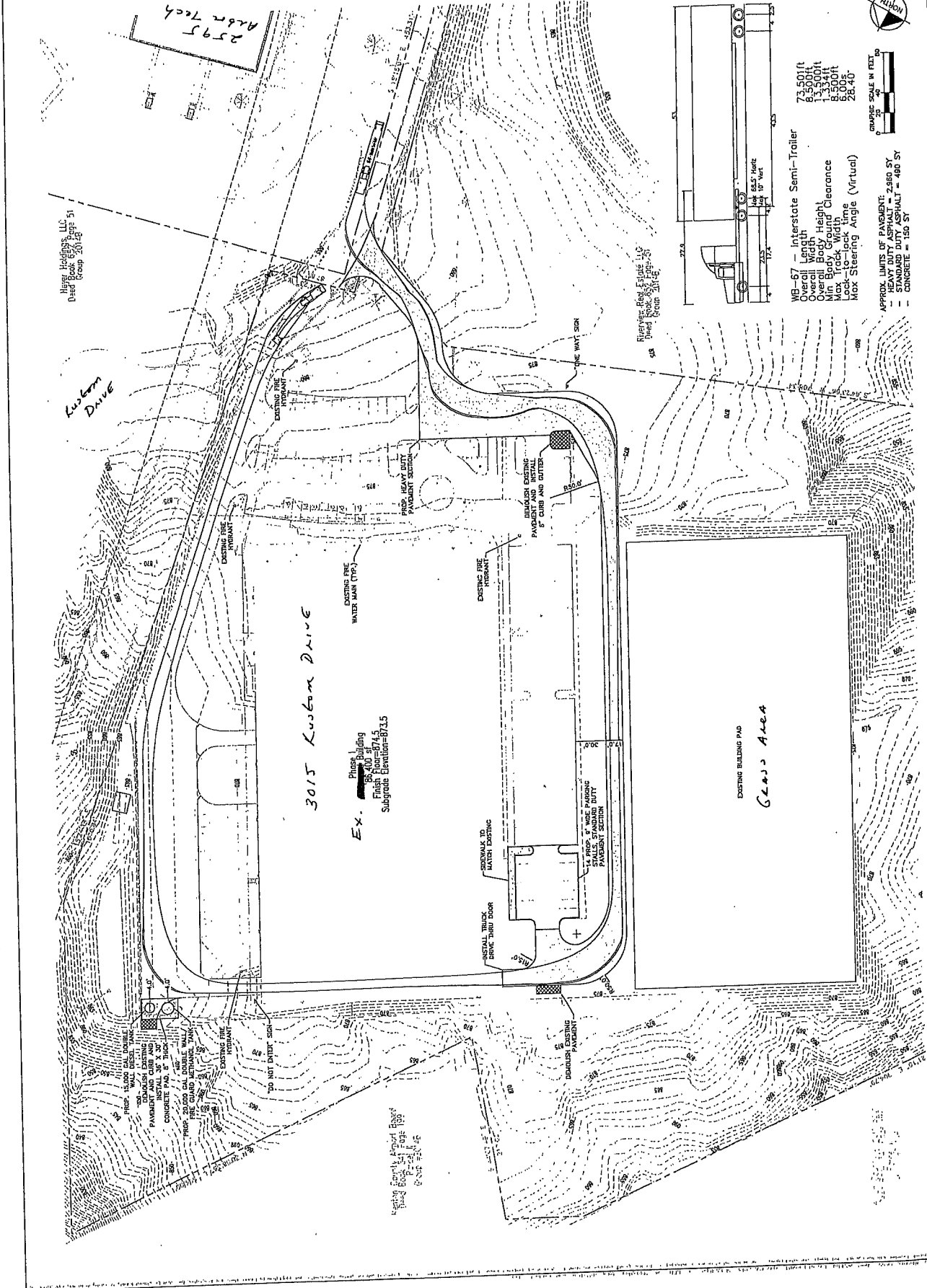
At the end of the day, through our dedicated employees, we make it easy for our customers to do business with us because we organize our expertise around the specific needs of each customer industry remaining true to our core business — lubrication excellence.

Our Short, But Long History

In 2008 four well-established, industry-leading lubricant distribution and related services companies were introduced to each other to create a strategy that would transform how to solve specific unmet customer needs to improve the return on assets of their machines, trucks and vehicles. With over 225 years of collective industry experience, their objective was to test the market for a new customer value proposition by cross-selling into new market segments and together developing new product and services growth opportunities to prove the sum of the parts was far more valuable than the ability to grow on their own. On November 4, 2010 these four businesses, namely: Mid-Town Petroleum, Inc. (Bridgeview, Illinois); Oil Distributing Company (Cincinnati, Ohio); The Hurt Company, Inc. (Houston, Texas), and Pumpelly Oil Company (Sulphur, Louisiana) joined forces to form RelaDyne.

RelaDyne has continued to expand its footprint with acquisitions across the United States. Each of the businesses had become best-in-class lubrications experts by listening to customer needs and providing solutions to make their business operations more reliable, productive, and profitable—the foundation upon which RelaDyne is built.

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NB-67 - Interstate Semi-Trailer

Overall Length	73.50ft
Overall Width	8.500ft
Overall Body Height	1.334ft
Overall Clearance	8.500ft
Max. Track Width	8.000ft
Lock-to-lock time	26.00s
Max. Steering Angle (Virtual)	28.70°

APPROX. LIMITS OF PAVEMENT:
 - HEAVY DUTY ASPHALT = 288.0 ST
 - CONCRETE = 150.0 ST

GRAPHIC SCALE IN FEET:
 0 20 40 60 80 100

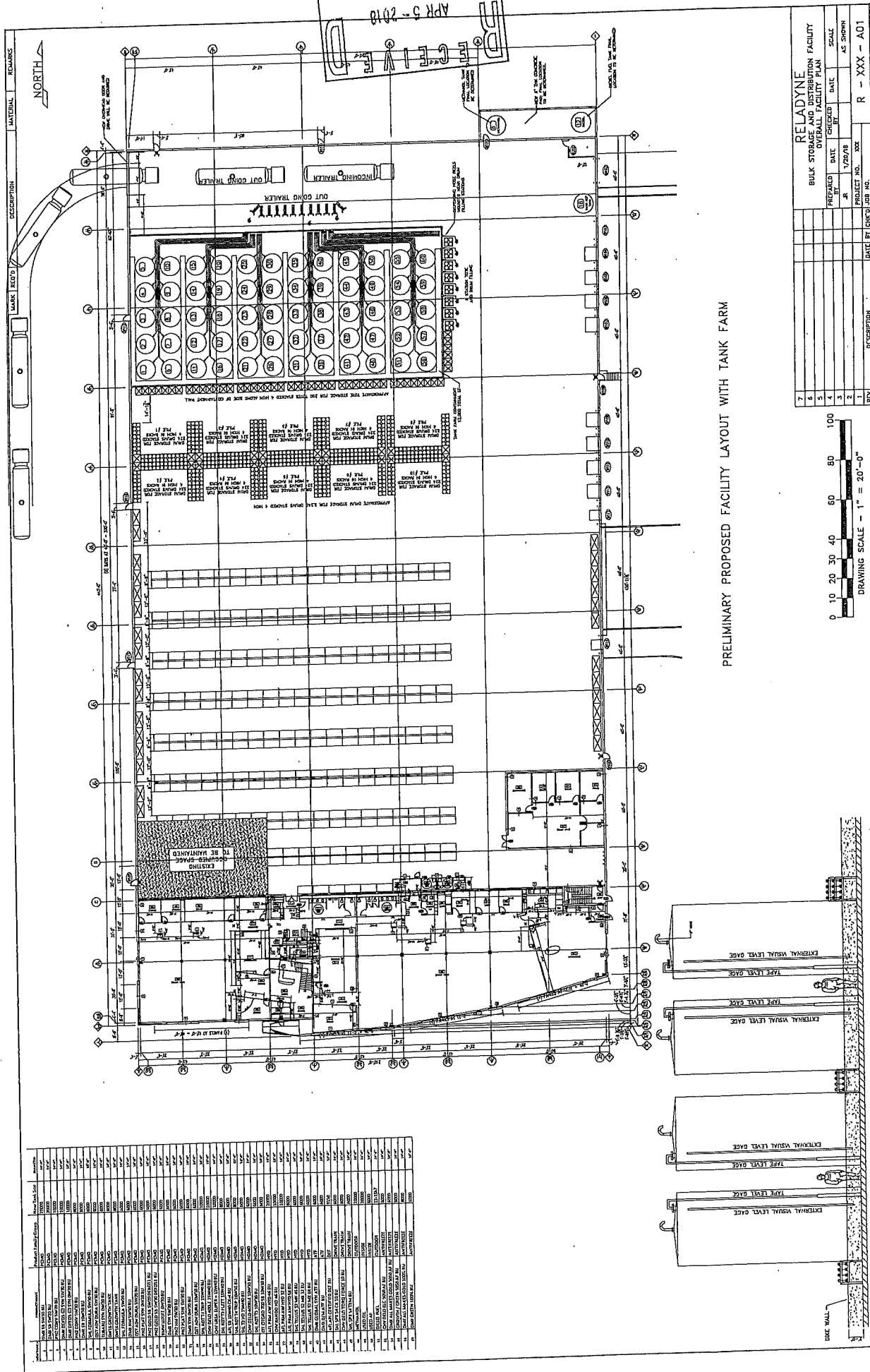
North arrow pointing up.

Ex. Phase I
 Building
 Finish Floor = 874.5
 Subgrade Elevation = 873.5

River Holdings, LLC
 Deed Book 672 Page 51
 Group 2014-05

RiverView Real Estate, LLC
 Deed Book 672 Page 51
 Group 2014-05

APR 5 - 2010
BOONE COUNTY
PLANNING COMMISSION

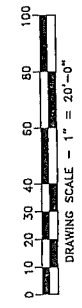


PRELIMINARY PROPOSED FACILITY LAYOUT WITH TANK FARM

NO.	DATE	CHECKED	DATE	SCALE
7				
6				
5				
4				
3	1/28/08	JR		AS SHOWN
2				
1				

RELADYNE
BULK STORAGE AND DISTRIBUTION FACILITY
OVERALL FACILITY PLAN

PROJECT NO. XXX
DATE BY CHECKED JOB NO. R - XXX - A01



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS		
1	CONCRETE					
2	STEEL					
3	PIPE					
4	VALVE					
5	FLANGE					
6	WELDING					
7	PAINT					
8	INSULATION					
9	FOUNDATION					
10	ROOFING					
11	CLADDING					
12	MECHANICAL					
13	ELECTRICAL					
14	PLUMBING					
15	HEATING					
16	Cooling					
17	Structural Steel					
18	Reinforcing Steel					
19	Concrete Formwork					
20	Excavation					
21	Backfill					
22	Gravel					
23	Asphalt					
24	Water					
25	Electricity					
26	Gas					
27	Oil					
28	Propane					
29	Antifreeze					
30	Grease					
31	Motor Oil					
32	Transmission Fluid					
33	Brake Fluid					
34	Power Steering Fluid					
35	Wash Water					
36	De-icing Solution					
37	Hand Sanitizer					
38	Disinfectant					
39	Antibacterial					
40	Antiviral					
41	Antifungal					
42	Antiparasitic					
43	Anticancer					
44	Anticoagulant					
45	Antidiabetic					
46	Antihypertensive					
47	Anticholesterol					
48	Antidepressant					
49	Antipsychotic					
50	Antiepileptic					
51	Anticonvulsant					
52	Antispasmodic					
53	Anticholinergic					
54	Antihistamine					
55	Antitussive					
56	Anticough					
57	Antiflatulent					
58	Antidiarrheal					
59	Antipruritic					
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70	Antipruritic					

ENLARGED PERSPECTIVE ELEVATION VIEW THROUGH TANK FARM

2016 AERIAL MAP

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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

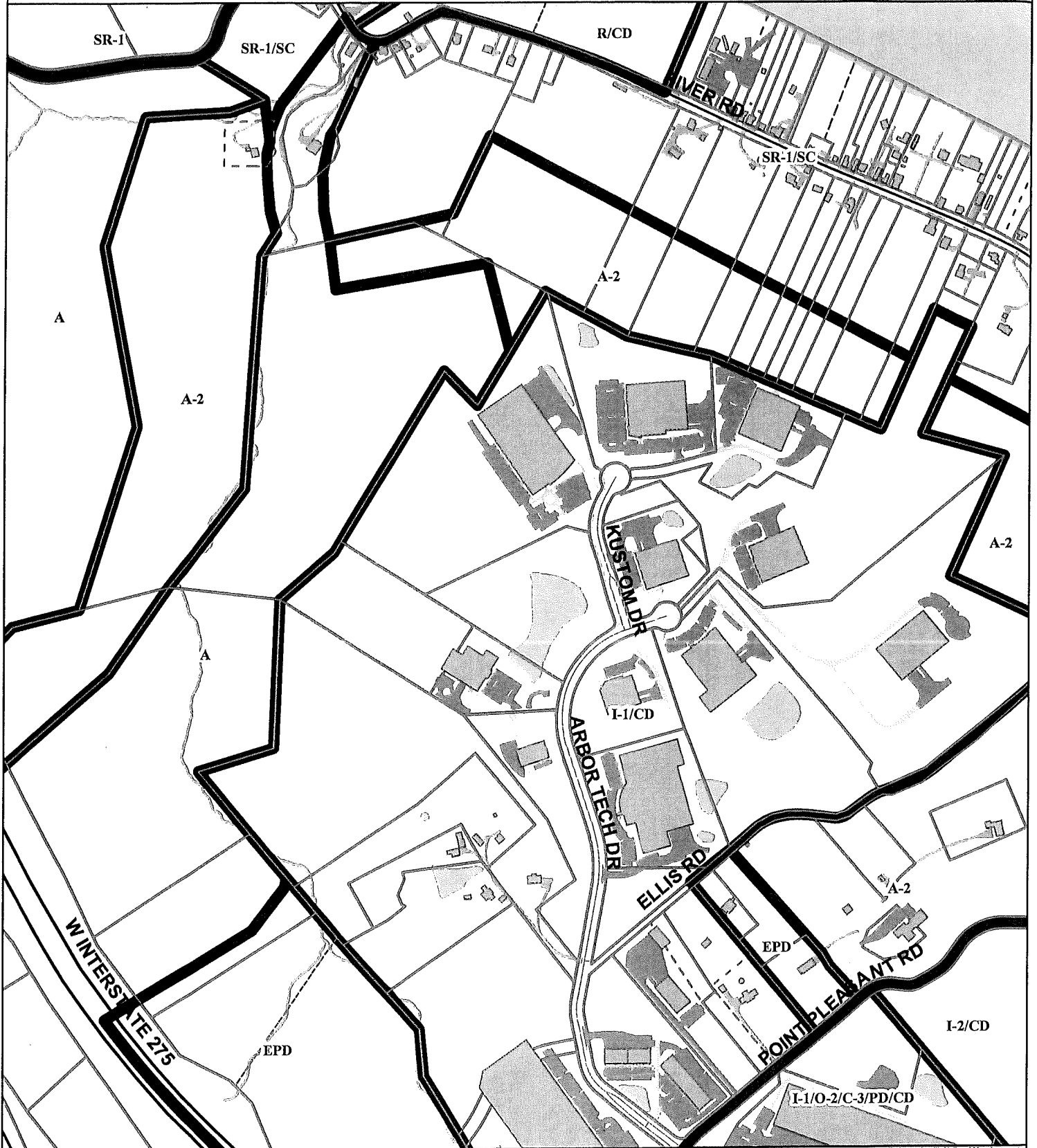


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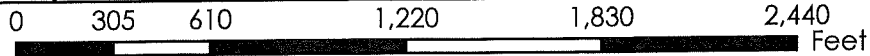
ZONING MAP

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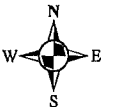


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1 inch = 600 feet



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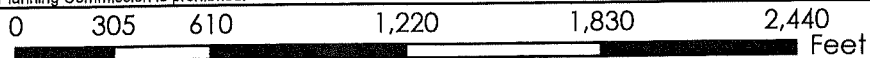
2035 FUTURE LAND USE MAP

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1 inch = 600 feet



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Map Created: 07/01/2013

Map File Path: C:\Users\GIS\Desktop\Map 11111
ArcMap Document: BooneMap (11111).mxd

TCPOGRAPHICAL MAP

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0 205 410 820 1,230 1,640 Feet

1 Inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

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ArcMap Document: BooneMap (file).mxd



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
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

TO: Chief Michael Giordano, Point Pleasant Fire Protection District
Jerry Noran, Boone County Building Department

FROM: Todd K. Morgan, AICP, Senior Planner, Zoning Services *TKM*

DATE: April 24, 2018

RE: Conditional Use Permit Application to allow Relaydne to store chemicals inside and outside the building at 3015 Kustom Drive, Boone County, Kentucky.

I have attached copies of the Concept Development Plans and pertinent application materials for the above referenced application. The interior plan shows tank and drum storage areas and a tank legend. The exterior plan shows driveway improvements and new diesel and methanol tanks. Please note that Material Safety Data Sheets (MSDS) have not been provided by the applicant. I can ask the applicant to provide this information if you would like to review it.

The public hearing has been scheduled for May 9, 2018, at 6:00 P.M., in the Boone County Administration Building. Please review this proposal relative to your agency's policies and service abilities and provide any comments to me in writing by May 3, 2018. Please provide a written response, even if your agency has no comments on the proposal. Comments can be e-mailed to tmorgan@boonecountyky.org or faxed to (859) 334-2264. Your feedback is greatly appreciated.

Todd Morgan

From: Jerry Noran
Sent: Tuesday, April 24, 2018 1:14 PM
To: Todd Morgan
Subject: Reladyne

I have the following comments on the Reladyne site plan:

- Outside storage tanks for hazardous liquids will need to be permitted, approved and inspected by the State Fire Marshal's Office.
- Confirm that accessible parking is marked, and that there is an accessible route between the accessible parking and the main entrance.

Of course, we will have comments at the time of application for building permit, but those are my only comments on the site plan.

Sincerely,
Jerald E. Noran, CBO, AIA
Chief Building Official
Boone County Building Department
2950 Washington Street
P.O.Box 900
Burlington, KY 41005
859-334-3288
jnoran@boonecountyky.org

Todd Morgan

From: Eric Seibel <e.seibel@pointpleasantfire.org>
Sent: Monday, April 30, 2018 2:19 PM
To: Todd Morgan
Cc: Martin, Bill; Michael Giordano; Jerry Noran
Subject: 3015 Kustom Drive, Reladyne

Mr. Morgan,

This email is in response to plans submitted to our office regarding the proposed Reladyne Project at 3015 Kustom Drive.

At this point, we do not foresee any issues that would delay or stall this project. However, we do wish to bring attention to the following points and/or need clarification:

1. On the Truck Lane Conceptual layout stamped April 12, 2018, the Diesel and Methanol tanks are shown at the North/East corner of the property, detached from the building at least 50'. On the preliminary proposed facility drawing stamped April 5, 2018, the Diesel and Methanol tank storage area is shown directly attached to the building, which is cause for concern. Please provide clarification which drawing is accurate.
2. We have copies of the MSDS sheets for the materials to be stored within the building in the tank farms. We will continue to work with Mr. Noran and his office to ensure the building's EFSR system is adequate for storage provided.

Please do not hesitate to contact us for further information.

Eric J. Seibel

Asst. Chief

Point Pleasant Fire Protection District

3444 Turfway Road

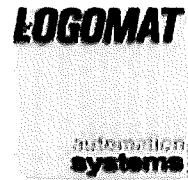
Erlanger, KY 41018

O: (859) 283-2798

F: (859) 283-2104

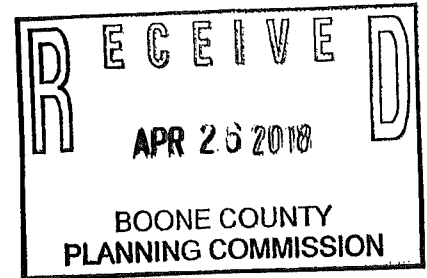
www.pointpleasantfire.org

e.seibel@pointpleasantfire.org



Hebron, 04/26/2018

Boone County Planning Commission
Attn. Todd K. Morgan, AICP
(859) 334-2196



Conditional Use Permit, Reladyne, 3015 Kustom Drive

Dear Sir or Madam,

We as the owners of the two companies would require that the owner and operator of the chemical storage facility, Reladyne, be legally bound to incur any and all financial or property losses suffered by Krups-Hahn LLC and/or LOGOMAT automation systems, Inc. (2595 Arbor Tech Drive, 41048 Hebron, KY) due to the storage of chemicals in the area. This also applies to the potentially increasing insurance costs that could result from being located near this chemical storage facility.

Sincerely,


Peter Krups


Matthias Krups

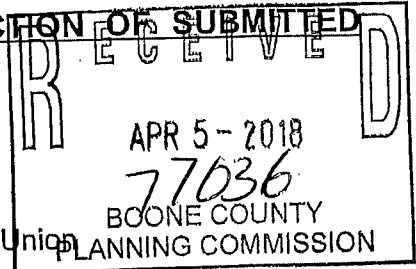
Owners of KRUPS Hahn LLC and LOGOMAT automation systems, Inc.

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [checked] Variance _____ Appeal _____
3. Applicant's Name Donald Swain
Applicant's Address 8280 Montgomery Rd, Suite 101 Cincinnati, Ohio 45236
4. Description of Request: Install 2 outside tanks, 1 Deisel tank, 1 Methane tank, install new drive and overhead door - inside tanks
5. Name of Development Riverview Business Park
6. Location of Development 3015 Kustom Drive, Hebron, KY 41048
7. Acreage Under Review 18.68
8. Lot Number and Name of Subdivision (if part of a subdivision) Lot 5A Section 05 Riverview Business Park
9. Owner of Property D & H Enterprises of Ohio LLC Attn: Tim Hansen
Address of Property Owner 3015 Kustom Drive Hebron Ky 41048
10. Phone Number 859-802-2358 Fax No. _____ E-Mail THansen@hansenmg.com
11. Proposed Use(s) on Site Lubricant sales & distribution
12. Total Square Footage of Existing and/or Proposed Buildings 121,200
13. Current Zoning on Property I-1
14. Deed Book D906 Page No. 342 Group No. 2014 B
15. Is the site subject to a zone change? No
16. Have you submitted a Site Plan with this request? Yes
17. Have you submitted a list of adjoining property owners with this request? Yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]
ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

D & H Enterprises of Ohio LLC
3015 Kustom Drive
Hebron, KY 41048

2. ADDRESS OF PROPERTY

3015 Kustom Drive
Hebron, KY 41048

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Donald Swain/Reladyne

4. DEED BOOK 906

PAGE NO. 342

GROUP NO. 2014B

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:
From _____ To _____

Conditional Use Permit

Development Plan

Conditional Zoning

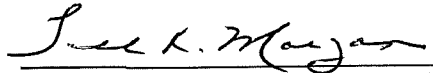
Subdivision Plat
(Not Recorded)

Other:

Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP – Senior Planner
Name and Title of Completing Official

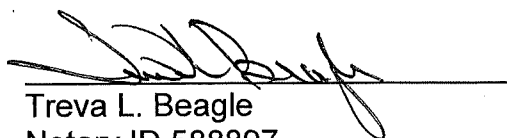
Copy

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

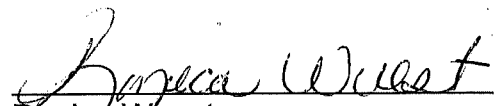
on behalf of the Boone County Planning Commission this 9 day of May, 2018.



Treva L. Beagle
Notary ID 588897
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2021

This instrument was prepared for recording purposes only by:



Ronica Wuest
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)