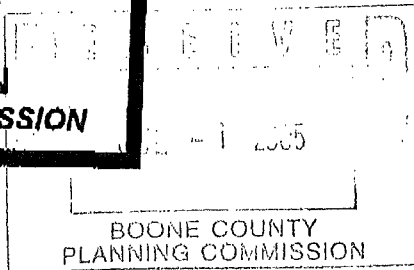


~~05-WBOA-001-A~~  
05-WBOA-001-A

APPLICATION FORM

**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION**



See Boone County Zoning Regulations  
**SECTION A** (To be completed by applicant)

(Check One)

1. Boone  Florence  Walton  Union

(Check One)

2. Conditional Use Permit  Variance  Appeal   
Change in Non-Conforming Use

3. Applicant's Name BEST SANITIZERS INC  
Phone Number 1-888-225-3267 Fax No. 530-432-0752  
Applicant's Address 17320 PENN VALLEY DR PO  
PENN VALLEY CA 95946  
City State Zip

4. Description of Request: CUP FOR STORAGE OF ALCOHOL

5. Name of Development NORTH WALTON COMMERCE PARK

6. Location of Development MULLEN DRIVE, WALTON, KY

7. Acreage Under Review 4 ACRES

8. Lot Number and Name of Subdivision (if part of a subdivision)  
LOT # 8 AND # 9 NORTH WALTON COMMERCE PARK

9. Owner of Property SCHUBEN GROUP INC

Phone Number of Owner 859-282-6906

10. Address of Property Owner 8080 STEILLEN DR  
FLORENCE KY 41042  
City State Zip

11. Proposed Use(s) on Site BOTTLING OF HAND AND SURFACE  
SANITIZING PRODUCTS

12. Total Square Footage of Existing and/or Proposed Buildings 20,000 SQ FT

13. Current Zoning on Property I-1/CD

14. Deed Book 56 Page No. 10 Group No. 2080

15. Is the site subject to a zone change? NO  
If yes, give date of approval \_\_\_\_\_

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.

Applicant's Signature: JE Canell 602-714-4178

Property Owner's Signature: [Signature]  
(over)

DB 787  
% 708

**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 7-1-05 Fee Received \$845.00 RA 42947
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
7/28/05 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)
6. Conditions of Approval: SEE 7/28/05 W.B.O.A.  
MEETING MINUTES
7. Reasons for Denial: \_\_\_\_\_

Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://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: Best Sanitizers

LOCATION: Lots 8 & 9 of North Walton Commerce Park, Walton, Kentucky

ZONING: Industrial One (I-1)

DATE: July 28, 2005

### PROPOSAL

The applicant is requesting a Conditional Use Permit in order to allow the storage and use of chemicals in a hand and surface sanitizing bottling operation. The facility is being proposed on lots 8 and 9 of North Walton Commerce Park (Mullen Drive). The two lots are a total of 3.9922 acres in area.

The submitted Concept Development Plan shows that the building will be 20,000 square feet in area and will contain 20 parking stalls. The building will contain a 2,500 square foot office, a 2,000 square foot mixing and fill room, and a 15,500 square foot warehouse. The chemicals used in the operation are noted on the side of the Concept Development Plan.

The submitted building elevations show that the proposed building is a pre-engineered metal building.

### Site History

3/12/01 – The City of Walton approved an Ordinance which rezoned an approximate 115 acre site from Agricultural Estate (A-2) and Rural Suburban (RS) to Industrial One (I-1) to allow light industrial uses. There were no conditions which limited any of the principally permitted I-1 uses.

### APPLICABLE REGULATIONS

Article 2, 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.

Article 11, Section 1133 of the Boone County Zoning Regulations permits a business which "store chemicals" as a Conditional Use within the Industrial One (I-1) district.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 & 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.

Article 11, Section 1133 of the Boone County Zoning Regulations allows the "storage of chemicals" as Conditional Uses 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.

### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's "2025 Future Land Use Plan" designates the site in question for "Industrial" uses. This designation is defined as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The following Goals & Objectives from the 2005 Boone County Comprehensive Plan apply to the application:

- A. "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas" (Business Activity, Goal).
- B. "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 Objectives).
- C. "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 Objectives).

### SURROUNDING LAND USES & ZONING

Northeast: 37.5 Acre Farm (A-2/RS)

Northwest: Balance Dynamic Motorcycle Training (I-1)

Southeast: Future Lots in North Walton Commerce Park (I-1)

Southwest: Mullen Drive, Future Lots in North Walton Commerce Park, and Farmland (I-1)

### SITE CHARACTERISTICS

The approximate 4 acre site is located on the northeast side of Mullen Drive and is zoned Industrial One (I-1). The property is undeveloped and fairly flat. A mature deciduous tree line is located on the rear property boundary.

### STAFF COMMENTS

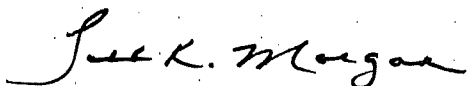
1. The applicant has provided a letter (see attachments) which addresses the business operation, hours of operation, odors, air emissions, and the amount of flammable liquid that can be stored on site.

2. The submitted Concept Development Plan indicates that the building and parking lot are being constructed in the northwestern portion of the property. Staff would like the applicant to address if any future building expansion is possible.
3. The Boone County Building Department has indicated that they have no preliminary concerns regarding the project. They have indicated that the operation is a H-2 use and that they will conduct a more thorough review when the engineered site plan and building permit application are submitted. Approvals will be required from the Kentucky Department of Housing, Building, and Construction.
4. Staff has asked a representative from Walton Fire Department to attend the Board of Adjustment meeting. Walton Fire has been in contact with the applicants and has provided some preliminary comments (see attachments).
5. Staff believes that the building design is compatible with other buildings that have been developed in North Walton Commerce Park.
6. The adjoining 37.5 acre property to the northeast is zoned Rural Suburban (RS) and Agricultural Estate (A-2) could be developed with residential uses. However, the Future Land Use Map forecasts that this property will develop with "Industrial" uses.
7. Staff would like to make the Board aware that a Zoning Map Amendment application has been submitted to change the zoning of a nearby 67.82 acre parcel from Industrial One (I-1) to Suburban Residential One (SR-1). The Concept Development Plan for this request shows that 216 single-family residential lots are being proposed and that access to them will come from Mullen Drive (see Concept Development Plan). The Boone County Planning Commission will hold a Public Hearing on the request on August 3, 2005.
8. Staff recommends that the Board should analyze the following conditional use permit criteria before voting on the request:
  - A. the use "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"
  - B. the use "will not be hazardous to existing or future neighboring uses"
  - C. The use "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"

Conclusion

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Walton Board of Adjustment and Zoning Appeals the authority to grant the Applicant's request.

Respectfully submitted,

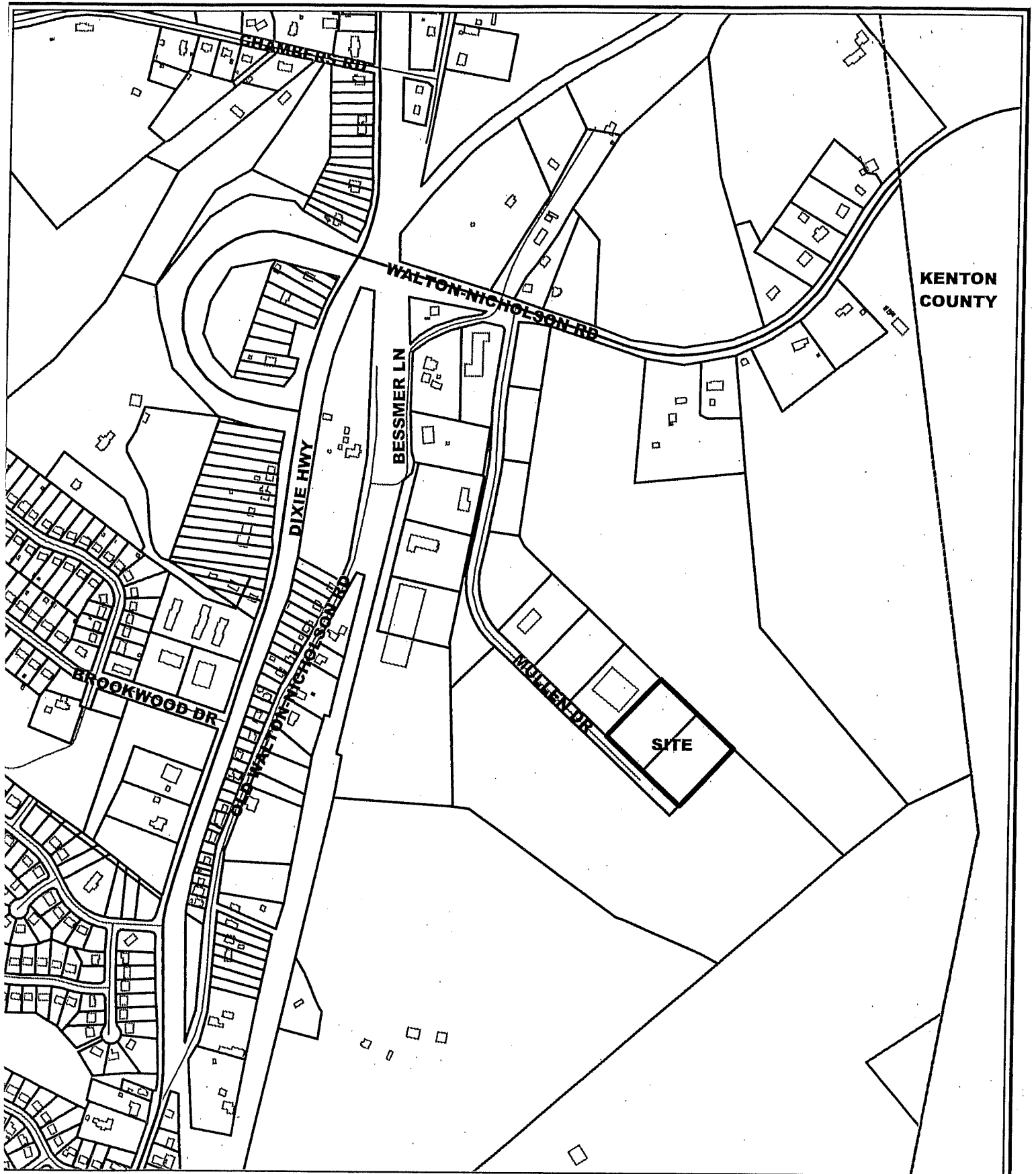


Todd K. Morgan, AICP  
Planner, Zoning Services

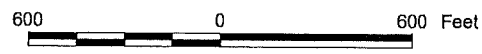
TKM/pr

Attachments

- Exhibit A – Site Vicinity Map
- Exhibit B – Letter From Applicant
- Exhibit C – Concept Development Plan
- Exhibit D – Elevation Drawing
- Exhibit E – Aerial Map
- Exhibit F – Zoning Map
- Exhibit G – Future Land Use Map
- Exhibit H – Topographical Map
- Exhibit I – E-Mail From Walton Fire Department
- Exhibit J – Concept Development Plan for 67.82 Acre Parcel
- Exhibit K – Application



# Best Sanitizers Site Vicinity Map



1 inch equals 600 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 July 19, 2005

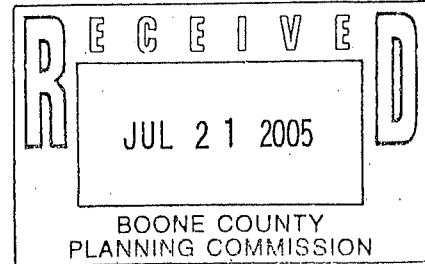




**BESTSANITIZERSINC.**

July 21, 2005

Todd Morgan  
Planner  
Boone County Planning  
Boone County, KY



RE: Factory Project

Dear Mr. Morgan,

As per our conversation, this morning below is the information you requested.  
Description of the filling operation:

**Description:**

The facility will be used for manufacturing, storing and distributing Best Sanitizers line of products. The products include:

- Hand Sanitizers
- Surface Sanitizers
- Soaps
- Dispensers of various types

Hand and Surface Sanitizers are flammable liquids that will be blended in 8,000-gallon tanks and then filled into containers ranging from two ozs to 50-gallon drums.

**Flammable Liquid Quantity**

Potential Maximum amount of flammable liquid that would be stored at any time could total 32,000 gallons; 16,000 gallons in the blending tank and another 16,000 in sealed containers. This maximum is highly unlikely as most of our products would be made to order, on an average we would have about 16,000 to 20,000 gallons at a time.

**Hours of Operation**

Initial the factory would be open 8 to 10 hrs a day and eventually move up to 24 hours day.

**Odor/Smell**

There may be a very slight alcohol smell outside the building. The filling process is mostly a closed loop process.

**Emissions**

Air emissions is estimated to be less than the 10 tons/year.



**BESTSANITIZERSINC.**

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Let me know if you require any additional information. Looking forward to starting our business in your county.

Sincerely,  
Ed Hay  
V.P. Operations  
Best Sanitizers, Inc.  
PH: 530-432-7460 ext 123  
Fax 530-432-0752  
Email: edhay@bestsanitizer.com

C.C. MSDS Surface Sanitizer  
MSDS HandSanitizer

# MATERIAL SAFETY DATA SHEET

## 1. PRODUCT IDENTIFICATION: ALPET D2

**Chemical Family:** Isopropyl alcohol-glycerol-water blend  
**Manufacturer For:** BEST SANITIZERS, Inc.  
P.O. Box 1360, 17320 Penn Valley Drive  
Penn Valley, Ca 95946

**Emergency Information:** CHEMTREC toll-free, 24-hour emergency telephone number, 800-424-9300 or Best Sanitizers 1 (888) 225-3267, 8-5 Pacific Standard Time.

**Other Information:** EPA Registration Number 73232-1

**Precautions:** Flammable. Keep away from high heat, sparks, flame and all other ignition sources. May be harmful or fatal if swallowed. Use with adequate ventilation. Avoid prolonged breathing of vapor. Avoid contact with eyes or mucous membranes where prolonged contact causes irritation.

**Date Revised:** June 15, 2004

## 2. HAZARDOUS INGREDIENTS

Chemical Names	CAS Numbers	Percent*	ACGIH TLV	Exposure Limits In Air (ppm)	
				OSHA PEL	Other (specify)
Isopropyl Alcohol	67-63-0	55-65%	400ppm	400ppm	
Other non-hazardous ingredients		35-45%			
<b>TOTAL</b>		<b>100.00</b>			

\*Not a required category

## 3. PHYSICAL PROPERTIES

Vapor Density:	2.07	Physical State:	Clear liquid
Vapor Pressure:	33@ 20°C	Color:	Clear
Specific Gravity:	0.8857	Odor:	Alcohol odor
Melting Point:	NA	Miscibility:	100% in water
Boiling Point:	180°F	Stability:	>5 years
Viscosity:	non-viscous	Corrosion:	non-corrosive

Does not stain skin, fabrics, plastics, metals, glass, formica.

**How To Detect This Substance:** Mild alcoholic odor

## 4. FIRE AND EXPLOSION

Flash point: 21.49°C (tag closed cup)

Auto-ignition temperature: >685 F. Flammable limits in air, volume %: lower 2; upper 12.

NFPA Rating: Health (1), Flammability (3), Physical Hazard/ Instability (0)

**FIRE FIGHTING PROCEDURES:** Use dry chemical, "alcohol foam", or carbon dioxide. Water may be ineffective, but water should be used to keep fire-exposed containers cool. If a leak or spill has not ignited, use water spray to disperse the vapors and to protect persons attempting to stop a leak. Water may be used to flush and dilute spills to nonflammable mixtures.

## 5. HEALTH HAZARD INFORMATION

**SYMPTOMS OF OVEREXPOSURE** for each potential route of exposure:

**INHALATION:** Exposure to over 400 ppm may cause headache, drowsiness, lassitude loss of appetite and inability to concentrate. May cause irritation of the throat.

**SWALLOWED:** Can cause depression of central nervous system, nausea, vomiting, and diarrhea.

**EYE CONTACT:** Can cause eye irritation (stinging sensation) and tear production. Redness of conjunctiva may occur.

**SKIN CONTACT:** Causes no skin irritation if used as directed. Excessive, continuous exposure for a long period of time may cause defatting or drying of skin. Rate of absorption of active ingredients through skin or the effects thereof are unknown.

**INGESTION:** Can cause depression of central nervous system, nausea, vomiting, and diarrhea.

#### HEALTH EFFECTS FROM EXPOSURE

ACUTE/CHRONIC: No special acute or chronic effects or risks are expected from usage as directed on label. Brief contact with eyes, conjunctiva or other mucous membranes may cause temporary irritation. Ingestion will cause irritation of throat and esophagus and may cause mental or physical disabilities associated with alcohol intoxication.

#### FIRST AID, EMERGENCY PROCEDURES

EYE CONTACT: Immediately flush affected area with plenty of cool water for at least 15 minutes. GET MEDICAL ATTENTION IMMEDIATELY.

INHALATION: Immediately remove victim to fresh air. If victim has stopped breathing, give artificial respiration, preferably mouth-to-mouth. GET MEDICAL ATTENTION IMMEDIATELY.

INGESTION: If victim is conscious and able to swallow, have victim drink water or milk to dilute. Never give victim anything by mouth if victim is unconscious or having convulsions. CALL PHYSICIAN OR POISON CONTROL CENTER IMMEDIATELY. Induce vomiting only if advised by physician or poison control center. SUSPECTED CANCER AGENT?

No. This products ingredients are not found in Federal OSHA, NTP or IARC lists.

#### MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE

None known when used as directed.

#### 6. REACTIVITY DATA

STABILITY: Stable at room temperature for at least 5 years in a tightly closed container.

CONDITIONS AND MATERIALS TO AVOID: Contact with acetyl chloride and a wide range of strong oxidizing agents which may react violently.

HAZARDOUS DECOMPOSITION PRODUCTS: Carbon monoxide can form upon incomplete combustion.

HAZARDOUS POLYMERIZATION: None likely.

#### 7. SPILL, LEAK AND DISPOSAL PROCEDURES

ENVIRONMENTAL PRECAUTIONS: Avoid uncontrolled releases of this material. Where spills are possible, a comprehensive spill response plan should be developed and implemented.

SPILL OR LEAK PROCEDURES: In case of large spills, wear appropriate respiratory protection. Eliminate possible ignition sources. Contain spilled material. Transfer to secure containers. Where necessary, collect spilled product using absorbent media. Dilute spill with water and directly flow to any available sanitary drain. In the event of an uncontrolled release of this product, the user should determine if the release is reportable under applicable laws and regulations.

WASTE DISPOSAL: All recovered product may be dispensed along with large volumes of water through normal sanitary sewage systems in gradual releases.

Note: Dispose of all wastes in accordance with federal, state and local regulations.

#### 8. SPECIAL HANDLING INFORMATION

VENTILATION: Adequate ventilation should be available for all uses of this product.

RESPIRATORY PROTECTION: Where exposure is likely to exceed acceptable criteria, use NIOSH/MSHA approved respiratory protection equipment. For normal use of product as a surface disinfectant, no respirators are deemed necessary.

EYE PROTECTION: Contact of product with the eyes is not expected or anticipated in the normal use; however, if there is a possibility of splashing or other means of contact with eyes, chemical safety goggles meeting the specifications of ANSI Standard Z87. 1 should be worn.

GLOVES OR OTHER PROTECTIVE CLOTHING: No protective gloves or clothing are deemed necessary for normal application of product.

STORAGE: Store product in cool place away from areas of high heat, flames or potential sparks. Empty containers may be discarded in trash after rinsing with water.

SHIPPING DESCRIPTION: ISOPROPYL ALCOHOL, 3, UN1219, PGII. For bottles one liter or less  
ORMD

# MATERIAL SAFETY DATA SHEET

## 1. PRODUCT IDENTIFICATION: ALPET E3 PLUS

**Chemical Family:** Ethanol-lauricidin-glycerol-water blend

**Manufacturer For:** BEST SANITIZERS, Inc.

P.O. Box 1360, 17320 Penn Valley Drive  
Penn Valley, Ca 95946

**Emergency Information:** CHEMTREC toll-free, 24-hour emergency telephone number, 800-424-9300 or Best Sanitizers 1 (888) 225-3267 8-5, Pacific Standard Time

### **Other Information:**

**Precautions:** Flammable. Keep away from high heat, sparks, flame and all other ignition sources. May be harmful or fatal if swallowed. Use with adequate ventilation. Avoid prolonged breathing of vapor. Avoid contact with eyes or mucous membranes where prolonged contact causes irritation.

**Date Revised:** July 20, 2004

## 2. HAZARDOUS INGREDIENTS

Chemical Names	CAS Numbers	Percent*	ACGIH TLV	Exposure Limits In Air (ppm)	
				OSHA PEL	Other (specify)
Ethanol	64-17-5	66-76%	1500	1500	
Isopropyl Alcohol	67-63-0	5-9%	400	400	
Other non-hazardous ingredients		15-29%			
<b>TOTAL</b>		<b>100.00</b>			

\*Not a required category

## 3. PHYSICAL PROPERTIES

Vapor Density:	NA	Physical State:	Clear liquid
Vapor Pressure:	NA	Color:	Clear
Specific Gravity:	0.87	Odor:	Alcohol odor
Melting Point:	NA	Miscibility:	100% in water
Boiling Point:	83C	Stability:	>5 years
Viscosity:	non-viscous	Corrosion:	non-corrosive

Does not stain skin, fabrics, plastics, metals, glass, formica.

**How To Detect This Substance:** Mild alcoholic odor

## 4. FIRE AND EXPLOSION

Flash point: 70°F Tag Closed Cup

Auto-ignition temperature: >685 F

Flammable limits in air, volume %: lower 5.5; upper 15.

NFPA Rating: Health (0), Flammability (3), Physical Hazard/ Instability (0)

**FIRE FIGHTING PROCEDURES:** Use dry chemical, "alcohol foam", or carbon dioxide. Water may be ineffective, but water should be used to keep fire-exposed containers cool. If a leak or spill has not ignited, use water spray to disperse the vapors and to protect persons attempting to stop a leak. Water may be used to flush and dilute spills to nonflammable mixtures.

## 5. HEALTH HAZARD INFORMATION

**SYMPTOMS OF OVEREXPOSURE** for each potential route of exposure:

**INHALATION:** Exposure to over 1500 ppm may cause headache, drowsiness, lassitude, loss of appetite and inability to concentrate. May cause irritation of the throat.

**SWALLOWED:** Can Cause depression of central nervous system, nausea, vomiting, diarrhea.

**EYE CONTACT:** Can cause eye irritation (stinging sensation) and tear production. Redness of conjunctiva may occur.

**SKIN CONTACT:** Causes no skin irritation if used as directed. Glycerol content prevents defatting of skin.

Excessive, continuous exposure for a long period of time may cause defatting or drying of skin. Rate of absorption of active ingredients through skin or the effects there of are unknown.

**INGESTION:** Can cause depression of central nervous system, nausea, vomiting, and diarrhea.

#### HEALTH EFFECTS FROM EXPOSURE

**ACUTE/CHRONIC:** No special acute or chronic effects or risks are expected from usage as directed on label. Brief, repeated daily use as a skin antiseptic is not harmful and may be beneficial in aiding the healing of skin damaged by excessive, daily handwashing with soaps and detergents as well as skin affected by bacterial, viral or fungal infections. Brief contact with eyes, conjunctiva or other mucous membranes may cause temporary irritation. Ingestion will cause irritation of throat and esophagus and may cause mental or physical disabilities associated with alcohol intoxication.

#### FIRST AID, EMERGENCY PROCEDURES

**EYE CONTACT:** Immediately flush affected area with plenty of cool water for at least 15 minutes. GET MEDICAL ATTENTION IMMEDIATELY.

**INHALATION:** Immediately remove victim to fresh air. If victim has stopped breathing, give artificial respiration, preferably mouth-to-mouth. GET MEDICAL ATTENTION IMMEDIATELY.

**INGESTION:** If victim is conscious and able to swallow, have victim drink water or milk to dilute. Never give victim anything by mouth if victim is unconscious or having convulsions. CALL PHYSICIAN OR POISON CONTROL CENTER IMMEDIATELY. Induce vomiting only if advised by physician or poison control center.

#### SUSPECTED CANCER AGENT?

No. This products ingredients are not found in Federal OSHA, NTP or IARC lists.

#### MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE

None known when used as directed.

#### 6. REACTIVITY DATA

**STABILITY:** Stable at room temperature for at least 5 years in a tightly closed container.

**CONDITIONS AND MATERIALS TO AVOID:** Contact with acetyl chloride and a wide range of strong oxidizing agents which may react violently.

**HAZARDOUS DECOMPOSITION PRODUCTS:** Carbon monoxide can form upon incomplete combustion.

**HAZARDOUS POLYMERIZATION:** None likely.

#### 7. SPILL, LEAK AND DISPOSAL PROCEDURES

**ENVIRONMENTAL PRECAUTIONS:** Avoid uncontrolled releases of this material. Where spills are possible, a comprehensive spill response plan should be developed and implemented.

**SPILL OR LEAK PROCEDURES:** In case of large spills, wear appropriate respiratory protection. Eliminate possible ignition sources. Contain spilled material. Transfer to secure containers. Where necessary, collect spilled product using absorbent media. Dilute spill with water and directly flow to any available sanitary drain. In the event of an uncontrolled release of this product, the user should determine if the release is reportable under applicable laws and regulations.

**WASTE DISPOSAL:** All recovered product may be dispensed along with water through normal sanitary sewage systems in gradual releases.

Note: Dispose of all wastes in accordance with federal, state and local regulations.

#### 8. SPECIAL HANDLING INFORMATION

**VENTILATION:** Adequate ventilation should be available for all uses of this product.

**RESPIRATORY PROTECTION:** Where exposure is likely to exceed acceptable criteria, use NIOSH/MSHA approved respiratory protection equipment. For normal use of product as a skin antiseptic or surface disinfectant, no respirators are deemed necessary.

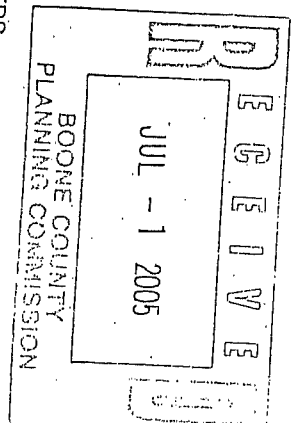
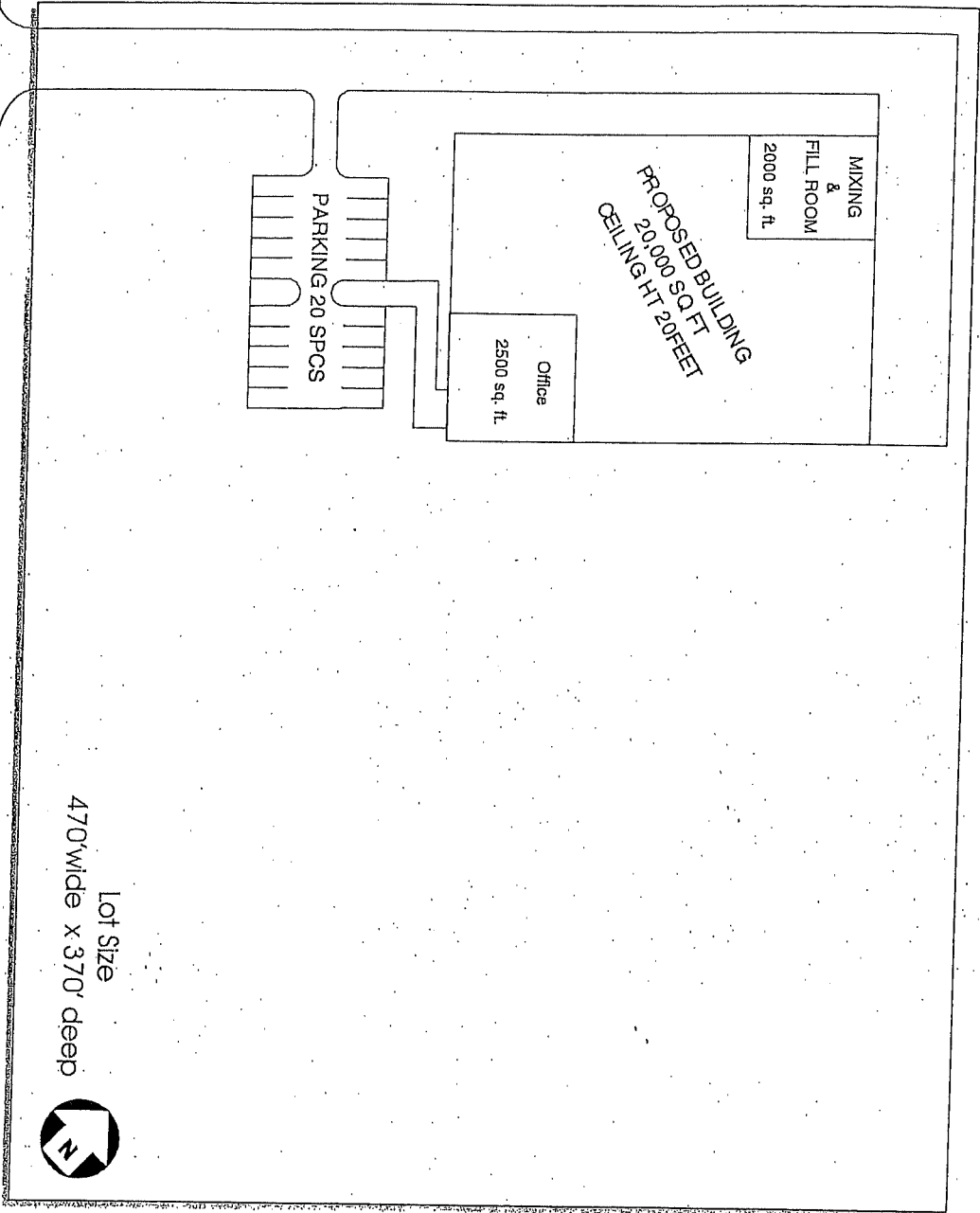
**EYE PROTECTION:** Contact of product with the eyes is expected or anticipated in the normal use; however, if there is a possibility of splashing or other means of contact with eyes, chemical safety goggles meeting the specifications of ANSI Standard Z87. 1 should be worn.

**GLOVES OR OTHER PROTECTIVE CLOTHING:** No protective gloves or clothing are deemed necessary for normal application of product as a skin antiseptic.

**STORAGE:** Store product in cool place away from areas of high heat, flames or potential sparks. Empty containers may be discarded in trash after rinsing with water.

**SHIPPING DESCRIPTION:** ETHANOL, 3, UN1170, PGII For bottles one liter or less ORMD

MULLIN DRIVE



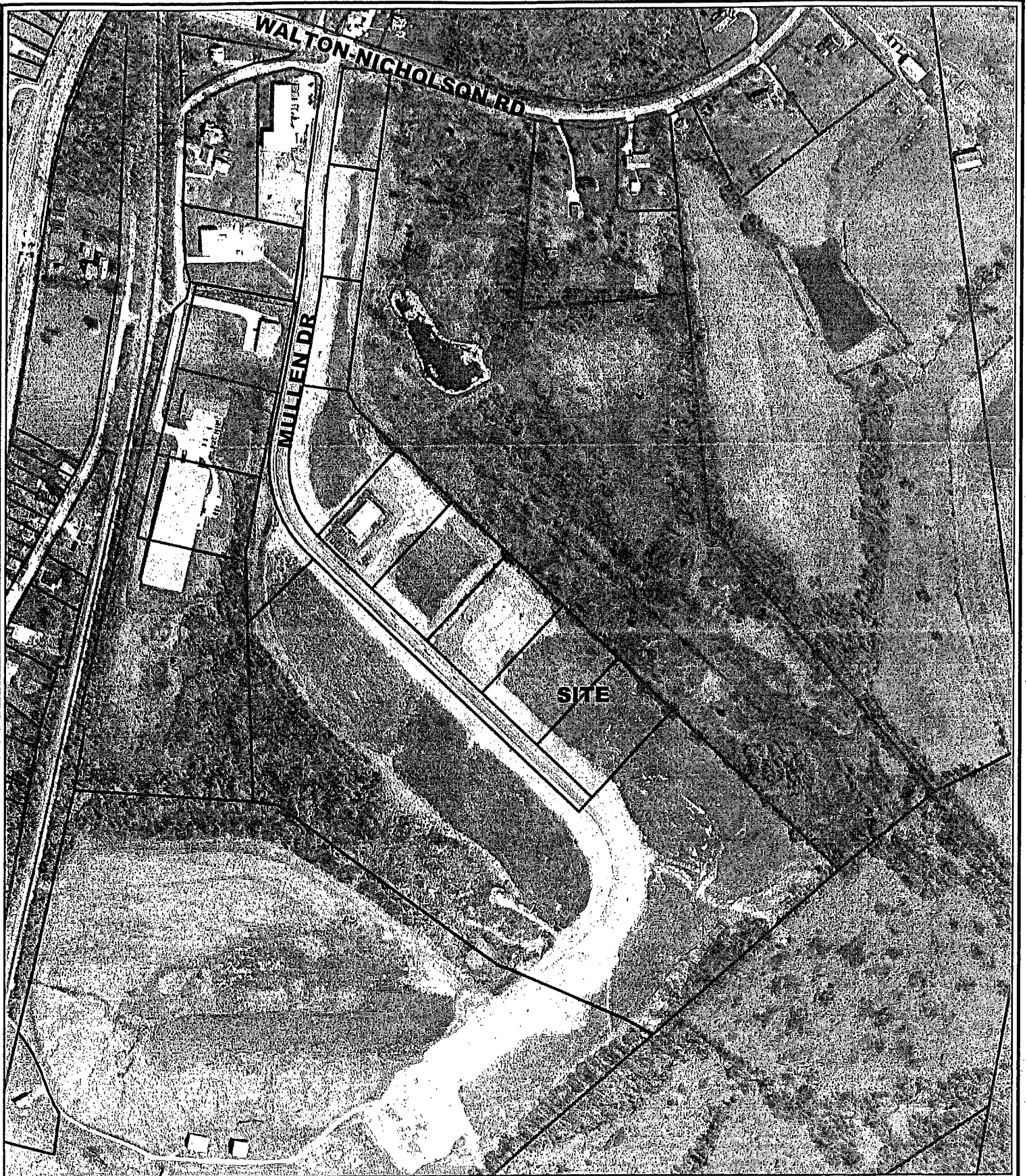
**TITLE:**  
BEST SANITIZERS  
PRELIMINARY SITE PLAN

**LOCATION:**  
LOT 8 AND 9, NORTH WALTON  
COMMERCE PARK

**Building Type**  
Pre-Engineered Metal  
Rectangular Shape  
with Flat roof  
Ceiling Ht 20'

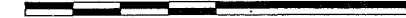
**Building Usage**  
Factory/ Warehouse  
Blend, Fill and Store the following:  
Class 1B Flammable Liquid  
Ethanol Alcohol mixture  
Isopropanol Alcohol mixture  
Soap and detergents  
Cardboard boxes, packaging mat  
Plastic Bottles  
Dispensers





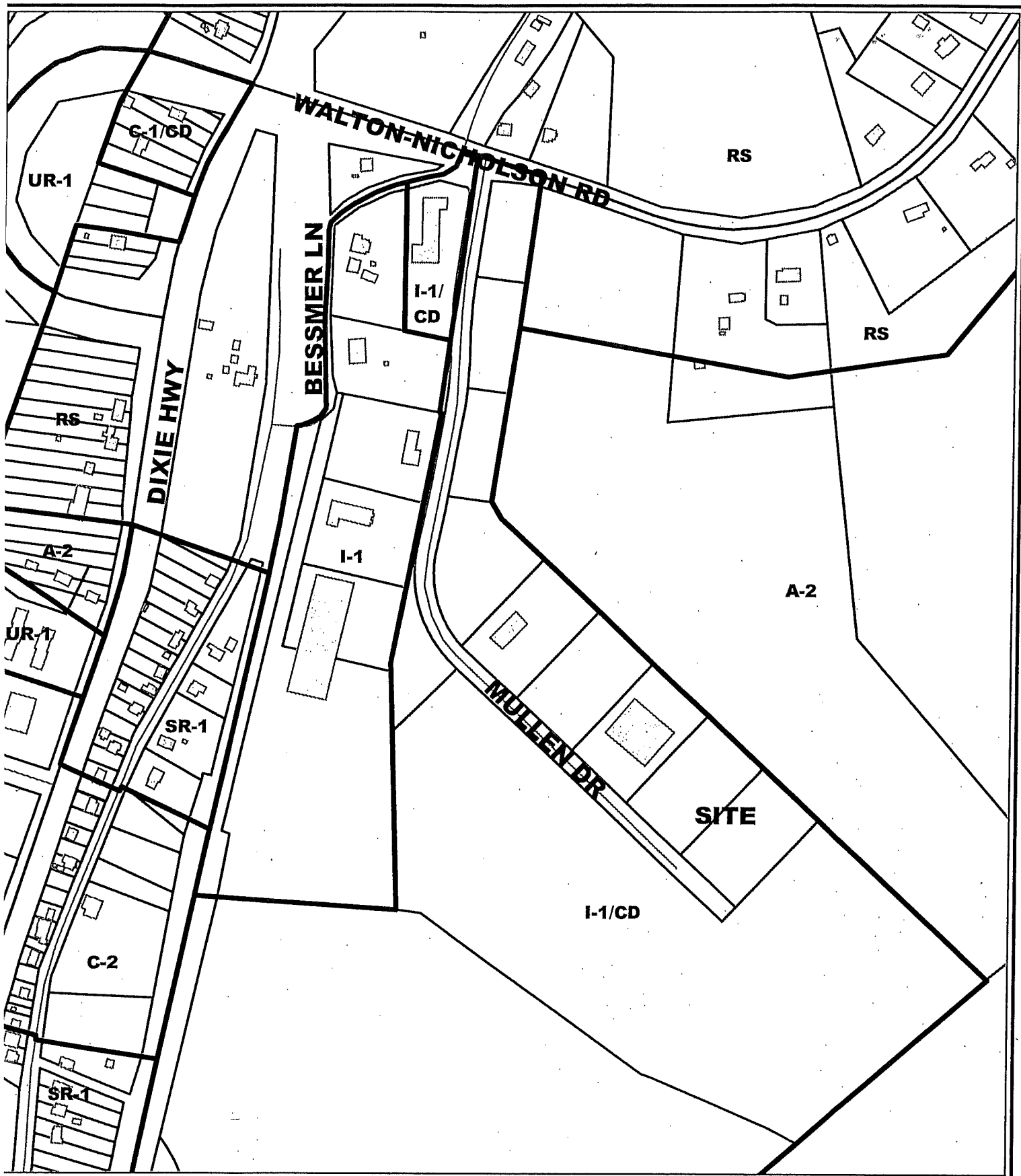
# Best Sanitizers Aerial Map

400 0 400 Feet



1 inch equals 400 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
July 20, 2005



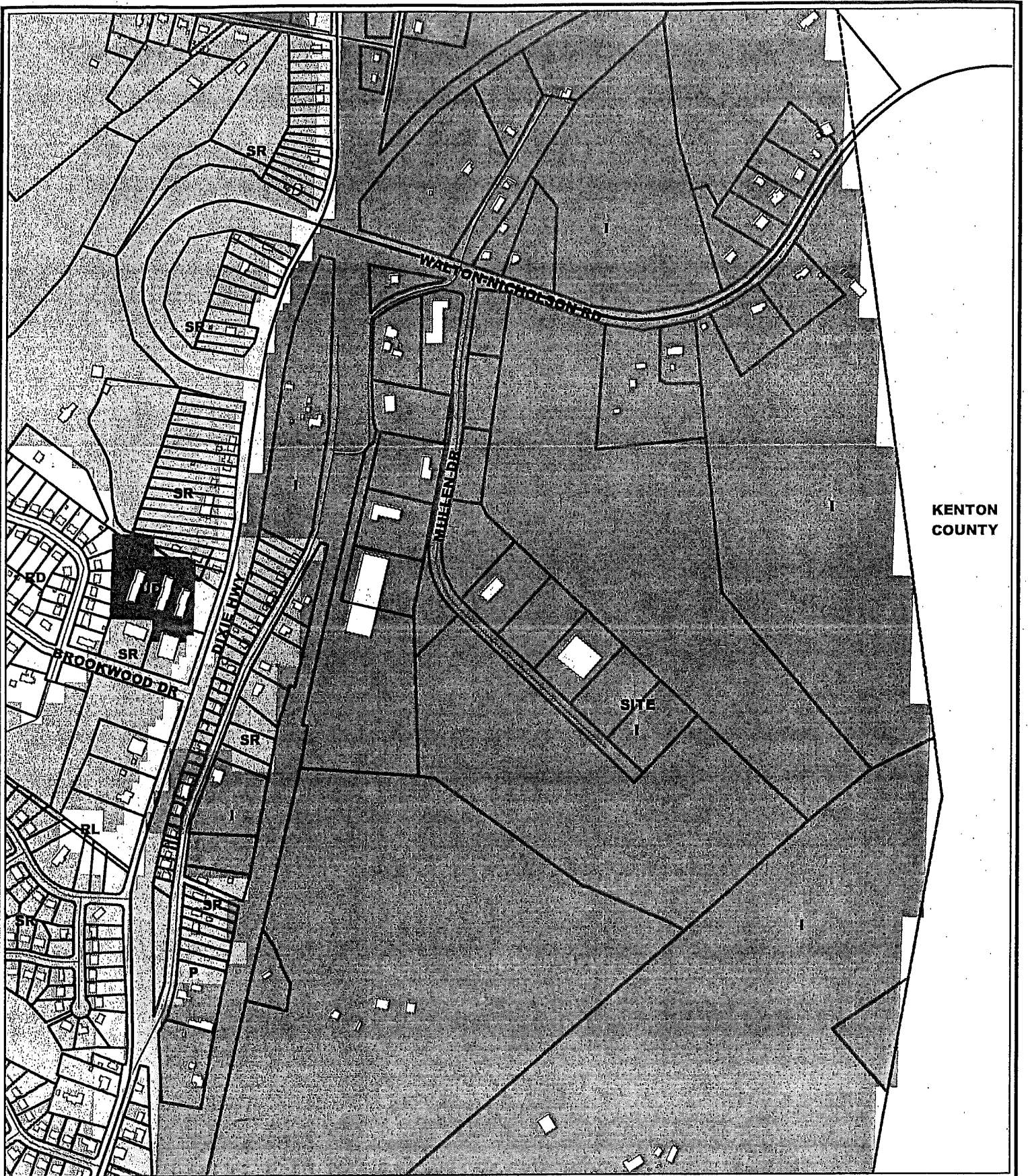


# Best Sanitizers Zoning Map

400 0 400 Feet

1 inch equals 400 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
July 19, 2005





KENTON COUNTY

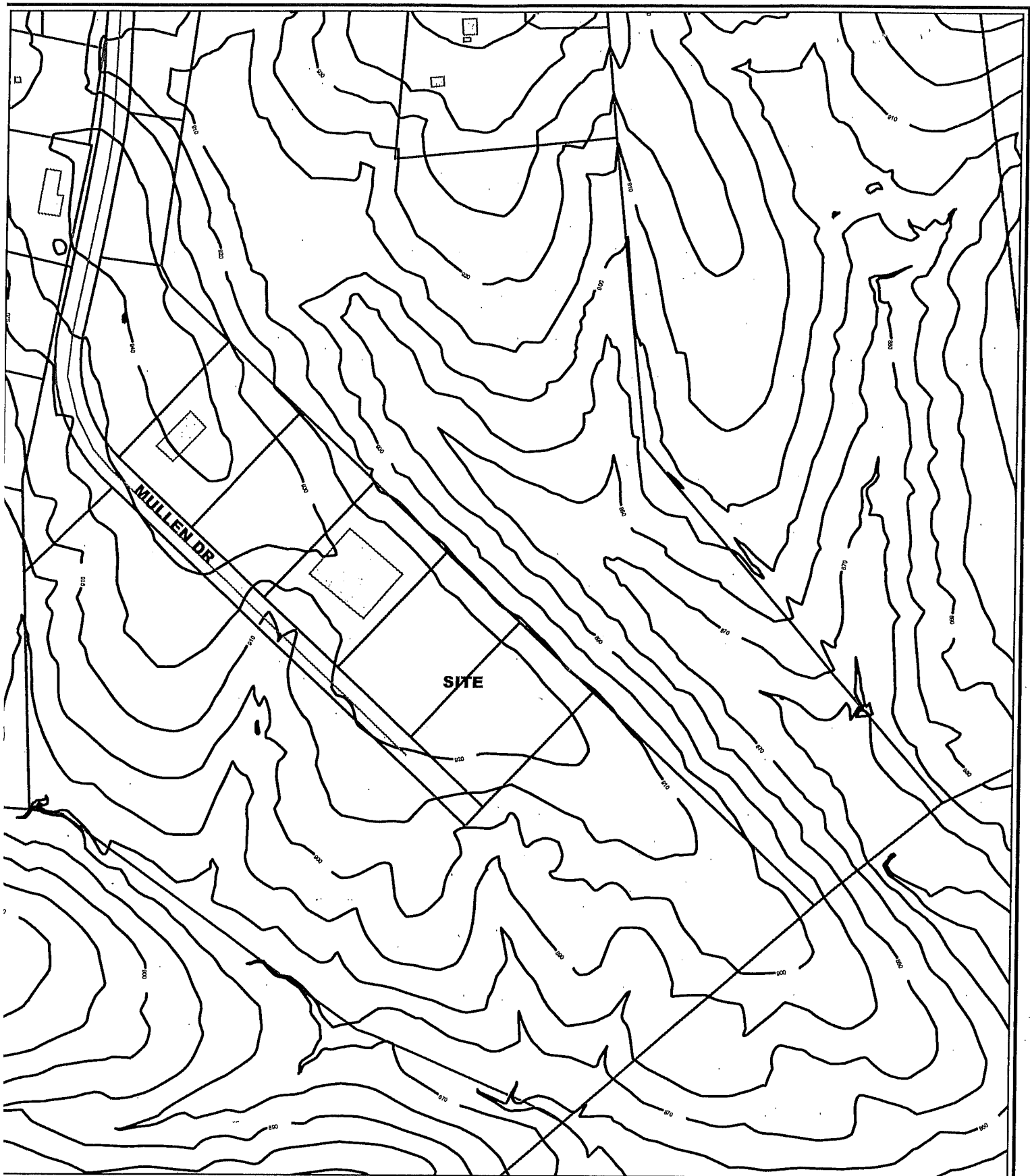
# Best Sanitizers Future Land Use Map

600 0 600 Feet

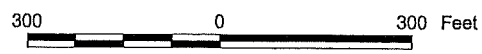


1 inch equals 600 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
July 20, 2005

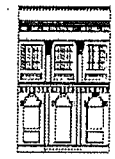




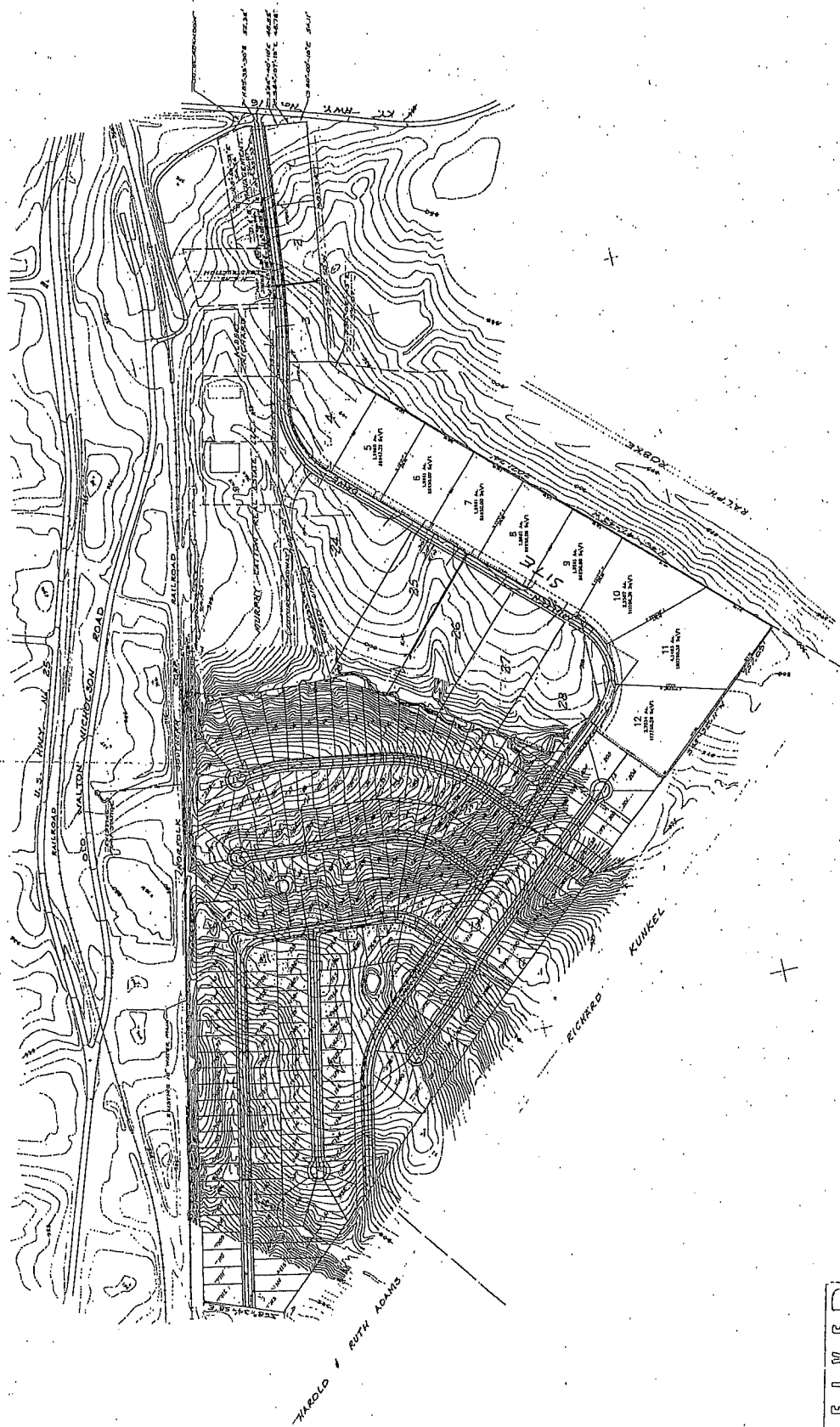
# Best Sanitizers Topographical Map



1 inch equals 300 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
July 20, 2005



ZONE CHANGE MAP	
NORTH WALTON PARK	
DATE: 7-20-07	PROJECT: ZC/C
MAP: 23-00	TRACED: 5-14-07
BY: KYLEWAY, INC.	
LOCATION: WALTER, KENTUCKY	
DRAWN BY: B. B. BROWN	



**RECEIVED**  
 JUN 14 2005  
 BOONE COUNTY  
 PLANNING COMMISSION

## Todd Morgan

---

**From:** ROBERTS ALLEN [lipps326@msn.com]  
**Sent:** Wednesday, July 20, 2005 12:50 PM  
**To:** Todd Morgan  
**Cc:** lipps326@msn.com  
**Subject:** Best Sanitizers Inc.

Mr. Morgan

I have been in contact with Ed Hay from Best sanitizers Inc. for the past couple of days with questions of our own about this proposed facility. He has supplied us with all the information we have requested and received information from the general contractor also. We have requested that if the facility passes that Best Sanitizers Inc, will install a Knox Box on the facility, this an item we request on all new manufactor, 5" Storz adaptor be placed on the FDC, and we are currently asking them to supply the fire department with at least 30 gallons of "Alcohol Foam" to have on hand. At this presant time we have no other facility that requires Alcohol foam. THerefore at this time the fire department see no problem with this facility. If you should have any questions please e-mail me back.

thank you  
Allen Roberts Dep. Chief

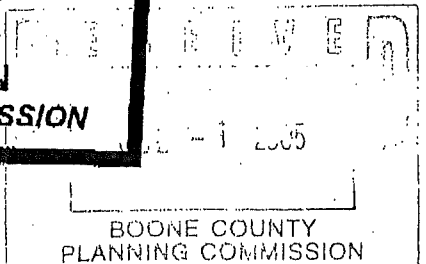
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egis.

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations SECTION A (To be completed by applicant) (Check One)

- 1. Boone Florence Walton Union
2. Conditional Use Permit Variance Appeal
3. Applicant's Name BEST SANITIZERS INC
4. Description of Request: CUP FOR STORAGE OF ALCOHOL
5. Name of Development NORTH WALTON COMMERCE PARK
6. Location of Development MULLEN DRIVE, WALTON, KY
7. Acreage Under Review 4 ACRES
8. Lot Number and Name of Subdivision LOT # 8 AND # 9 NORTH WALTON COMMERCE PARK
9. Owner of Property SCHEBEN GROUP INC
10. Address of Property Owner 8080 STEILLEN DR FLORENCE KY 41042
11. Proposed Use(s) on Site BOTTLING OF HAND AND SURFACE SANITIZING PRODUCTS
12. Total Square Footage of Existing and/or Proposed Buildings 20,000 SQ FT
13. Current Zoning on Property I 1/CD
14. Deed Book Page No. Group No. 2080
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.

DB 787 PG 708

Applicant's Signature: [Signature] 602-714-4178

Property Owner's Signature: [Signature] (over)

COPY

CLUR #05-WBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Scheben Group, Inc.  
8080 Steilen Drive  
Florence, KY 41042
2. ADDRESS OF PROPERTY  
Mullen Drive  
Walton, KY 41094
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Best Sanitizers, Inc.
4. DEED BOOK 787 . PAGE NO. 708 GROUP NO. 2080
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  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005

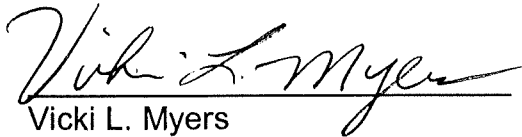
  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

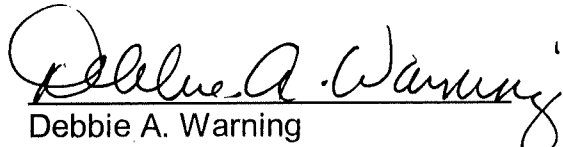
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 2 day of August, 2005.



Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2007

This instrument was prepared for recording purposes only by:



Debbie A. Warning  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Walton Board of Adjustments and in accordance with the current zoning in effect as of July 28, 2005 Certificate of Land Use Restriction (#05-WBOA-001-A), for Scheben Group, Inc., Property Owner(s).

The following conditions will apply:

- 1) The building can be approximately 40,000 square feet in area.
- 2) There is to be only one fill (mixing) room on the site.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 787

PAGE NO. 708

GROUP NO. 2080