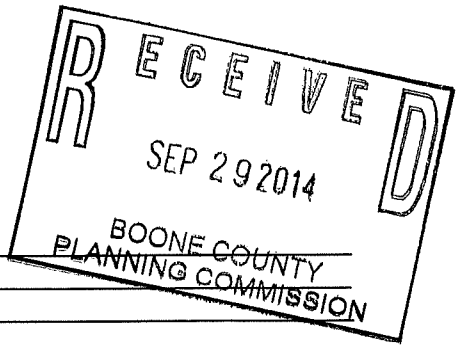


APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

- 1. Name of Project Fountain Park
2. Location of Project Fountain Drive
3. Total Acreage of Site 8.5763 Acres
4. Current Zoning of Site I-1
5. Proposed Zoning (Classification being requested) MHP
6. Proposed Uses (please specify each use) Addition to mobile home park to Crestview Lakes Villa
7. Names of Applicant(s) Greg Meyerratken
8. Address of Applicant(s) 1835 Airport Exchange Blvd., Suite 100 Erlanger KY 41018
9. Name of Property Owner(s) Crestview Lands, Inc.
10. Address of Property Owner(s) 1835 Airport Exchange Blvd., Suite 100 Erlanger KY 41018
11. Proposed Building Intensities (please specify) 31 mobile home lots
12. Are there any existing buildings on the site? No
13. Deed Book 629 Page No. 182 Group No. 2033A
14. Are you also applying for: No Conditional Use Permit No Dimensional Variance
15. Have you submitted a Concept Development Plan?
16. Have you had a pre-application meeting with BCPC Staff?
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Public Services Dept.
Duke Energy
Sanitation District #1
Cincinnati Bell
Owen Electric Cooperative, Inc.
Boone County Public Works Department
Kentucky Transportation Cabinet
Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



**ADDENDUM TO ZONING MAP AMENDMENT OR  
CONCEPT DEVELOPMENT PLAN APPLICATION  
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

**Waiver of 60 Day Time Requirement by Originator  
for Final Planning Commission Action**

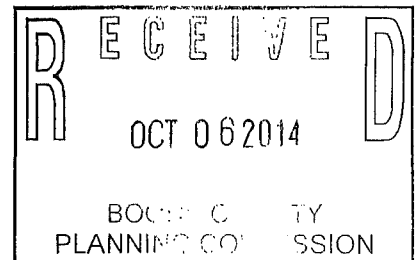
1. Name of Project Fountain Park
2. Location of Project Zig Zag Rd.
3. Names of Applicant(s) CRESTVIEW LANDS LLC  
Phone No. 859-371-5120 Fax No. 859-371-2537 E-Mail g@teameps.com
4. Address of Applicant(s) 870 Sharon Drive Suite 2  
Florence KY 41042  
City State Zip
5. Name of Property Owner(s) CRESTVIEW LANDS LLC

In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan\* application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 12/4/14.

6. ORIGINAL Property Owner's Signature [Signature] PRESIDENT  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)
- ORIGINAL Applicant's Signature [Signature] PRESIDENT  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**Note:**

\*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.



# EXHIBIT

“A”

## STAFF REPORT

Request of Greg Meyerratken (applicant) for Crestview Lands, Inc. (owner) for a Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road, across from the property at 5891 Zig Zag Road, and along both sides of Fountain Drive, Boone County, Kentucky. The request is for a zone change to allow the expansion of a mobile home park.

November 5, 2014

### REQUEST

The applicant is requesting this Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road to allow the expansion of the Crestview Lakes Villa mobile home park. The Concept Development Plan shows 30 new mobile home sites (approximately 4.1 dwelling units per acre).

The Supplemental Performance Standards state that the Mobile Home Park (MHP) zone has a maximum intensity of seven (7) dwelling units per acre, minimum lot size of 4,000 square feet, minimum 40' of road frontage and a maximum height of 20 feet. The required setbacks of the units are 20' front, 15' rear and a 5' minimum/15' total side yard.

### SITE HISTORY

- 1998 Preliminary and Improvement Plan approval for Fountain Park Subdivision
- 1999 Site Plan approval for Electronic Prepress Sales at 1401 Fountain Drive
- 2002 Site Plan approval for Zimmer Warehouse at 1430 Fountain Drive
- 2004 A Zoning Map Amendment from Mobile Home Park (MHP) to Industrial One (I-1) for a 0.1725 acre tract for Electronic Prepress Sales

### ADJACENT ZONING AND LAND USES

- North: Dringenburg property zoned Industrial One (I-1) and Mobile Home Park (MHP).
- East: Zimmer Warehouse zoned Industrial One (I-1) and the existing Crestview Lakes Mobile Home Park zoned MHP.
- South: Property owned by Florence-Burlington, LLC zoned Industrial One (I-1) and Electronic Prepress Sales zoned Industrial One (I-1) and I-1/CD.
- West: Across Zig Zag Road, property owned by Rouse zoned Industrial One (I-1).

### RELATIONSHIP TO COMPREHENSIVE PLAN

The Future Land Use Map shows the subject property as Industrial (I). This classification is defined in the adopted Comprehensive Plan as:

Industrial: "Manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The Land Use Element text within the 2010 Boone County Comprehensive Plan makes the following statement that relates to the overall area:

"The development of the South Airfield Road connection will also affect the Houston Road area as a connection to this new road will be made to the intersection of Houston Road and Spiral Drive. Further study on this area needs to occur now that the road has become a reality (2. Houston-Donaldson/Mall Road, pg. 167)."

The adopted 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements:

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- D. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
- E. Safe, environmentally sound, and sanitary housing exists for all Boone County residents ("Housing," Goal).
- F. A broad range of housing opportunities shall be provided which meets the needs and desires for all household types ("Housing," Objective 1).
- G. In order to offer the citizens of Boone County maximum choice of living environment, residential developments shall be judged primarily on the impact on infrastructure, buffering, and development design with only secondary consideration given to the type of dwelling units ("Housing," Objective 5).
- H. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways ("Housing," Objective 10).

### STAFF COMMENTS

1. The applicant is requesting this Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road to allow the expansion of the Crestview Lakes Villa mobile home park. The Concept Development Plan shows 30 new mobile home sites (approximately 4.1 dwelling units per acre). The Mobile Home Park (MHP) zone has a maximum intensity of seven (7) dwelling units per acre, minimum lot size of 4,000 square feet, minimum 40' of road frontage and a maximum height of 20 feet. The required setbacks of the units are 20' front, 15' rear and a 5' minimum/15' total side yard.
2. Staff questions if enough time has been given since the opening of Aero Parkway to allow the industrial park to continue to develop. The Future Land Use Map shows the subject property as Industrial (I). If the request is approved, the Future Land Use Map will need to be amended.
3. If the request is approved, Staff questions the type of buffer proposed between the units and the adjoining agricultural use to the north. The open space shown on the Concept Plan in this area scales at approximately 25 feet. The adjoining property to the north has a zoning designation of Industrial One (I-1). If it had an agricultural zoning designation (A-1 or A-2), Buffer Yard C would be required which is either a 60' or 30' width. The 30' width includes the same number of trees as the 60' width, but requires a 6' high berm, fence, or masonry wall.

### CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment. If approved, the Future Land Use Map will need to be amended.

1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the area's character.

Respectfully Submitted,

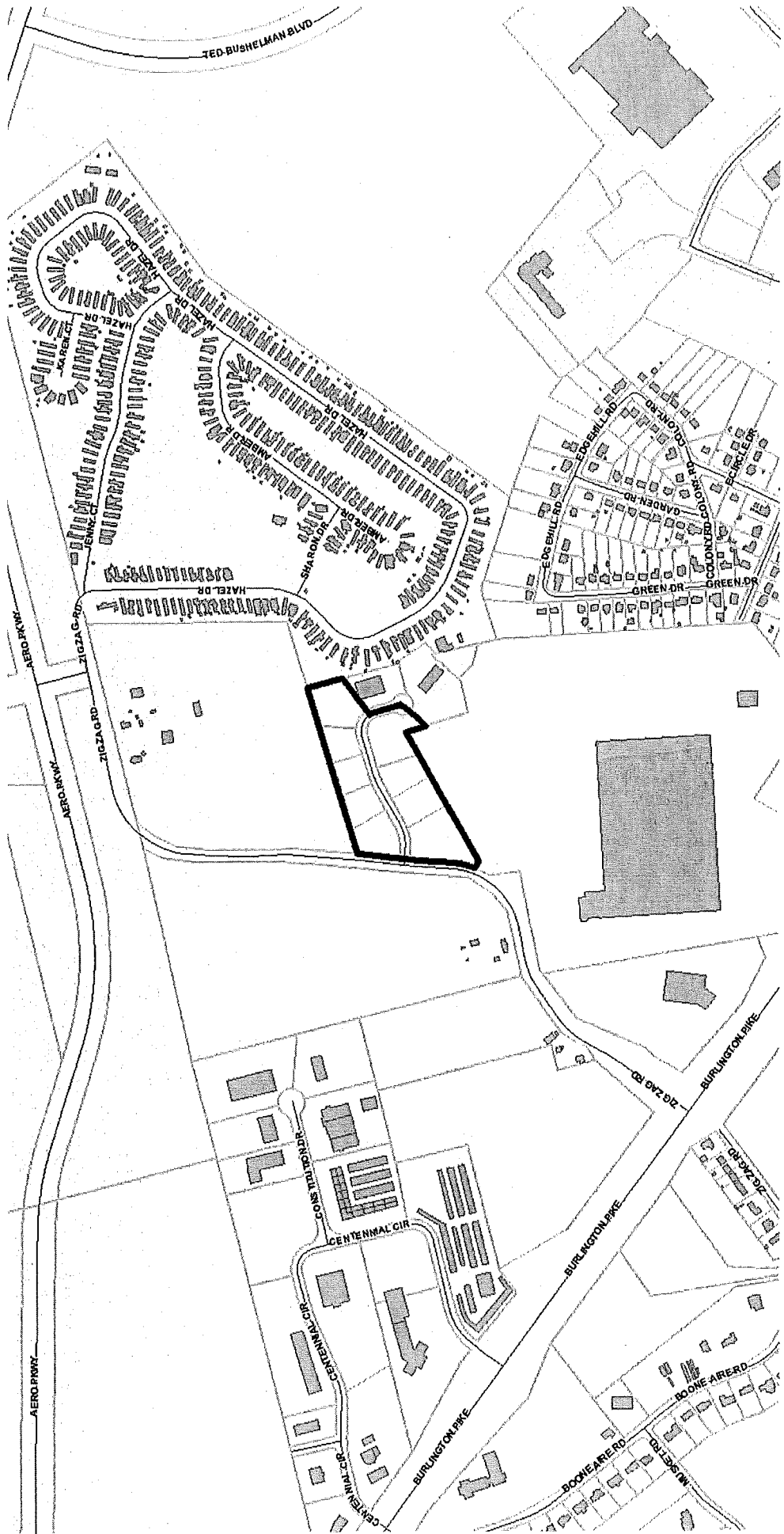


Mitchell A. Light  
Asst. Zoning Administrator/Enforcement Officer

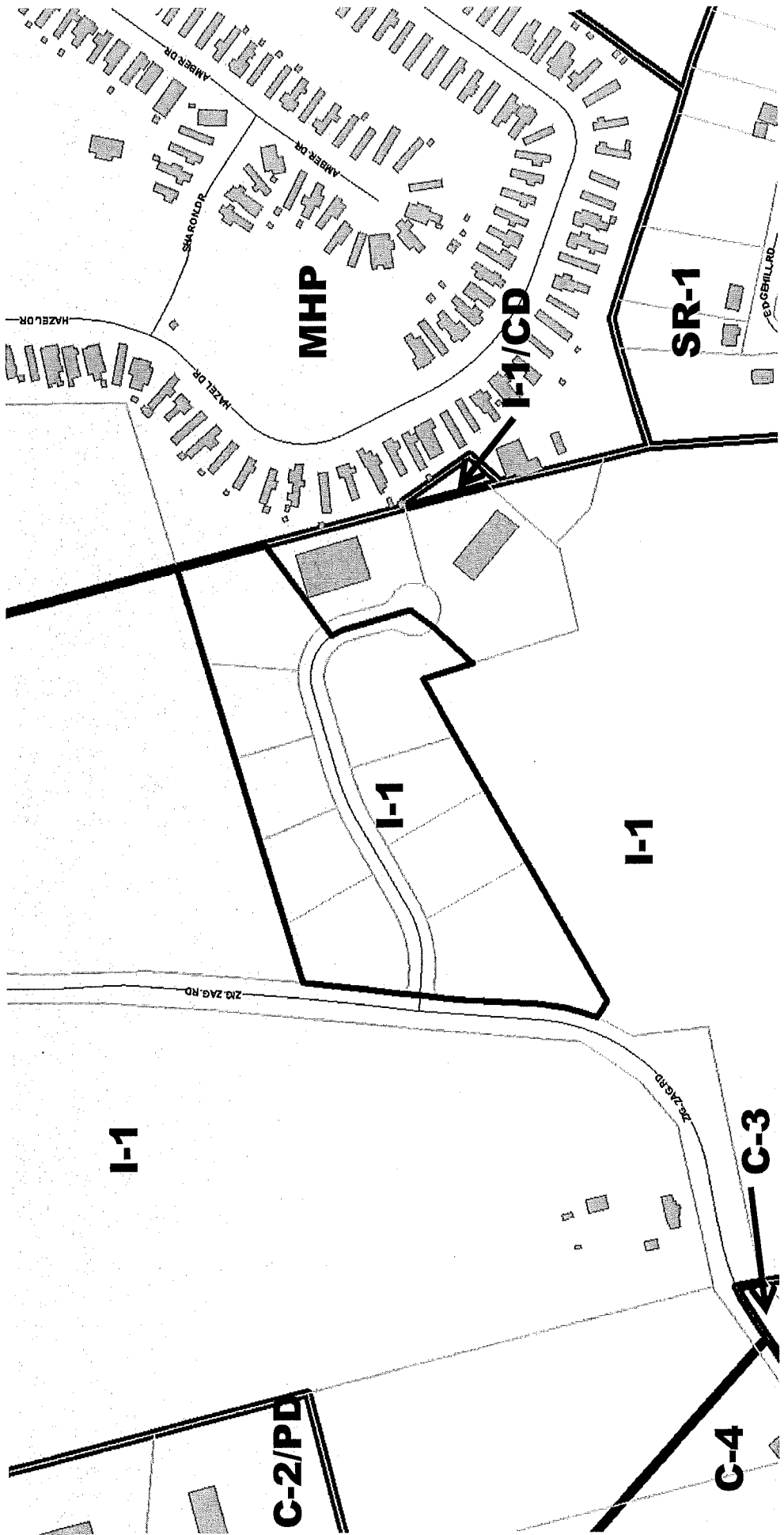
MAL/tlb

Attachments:

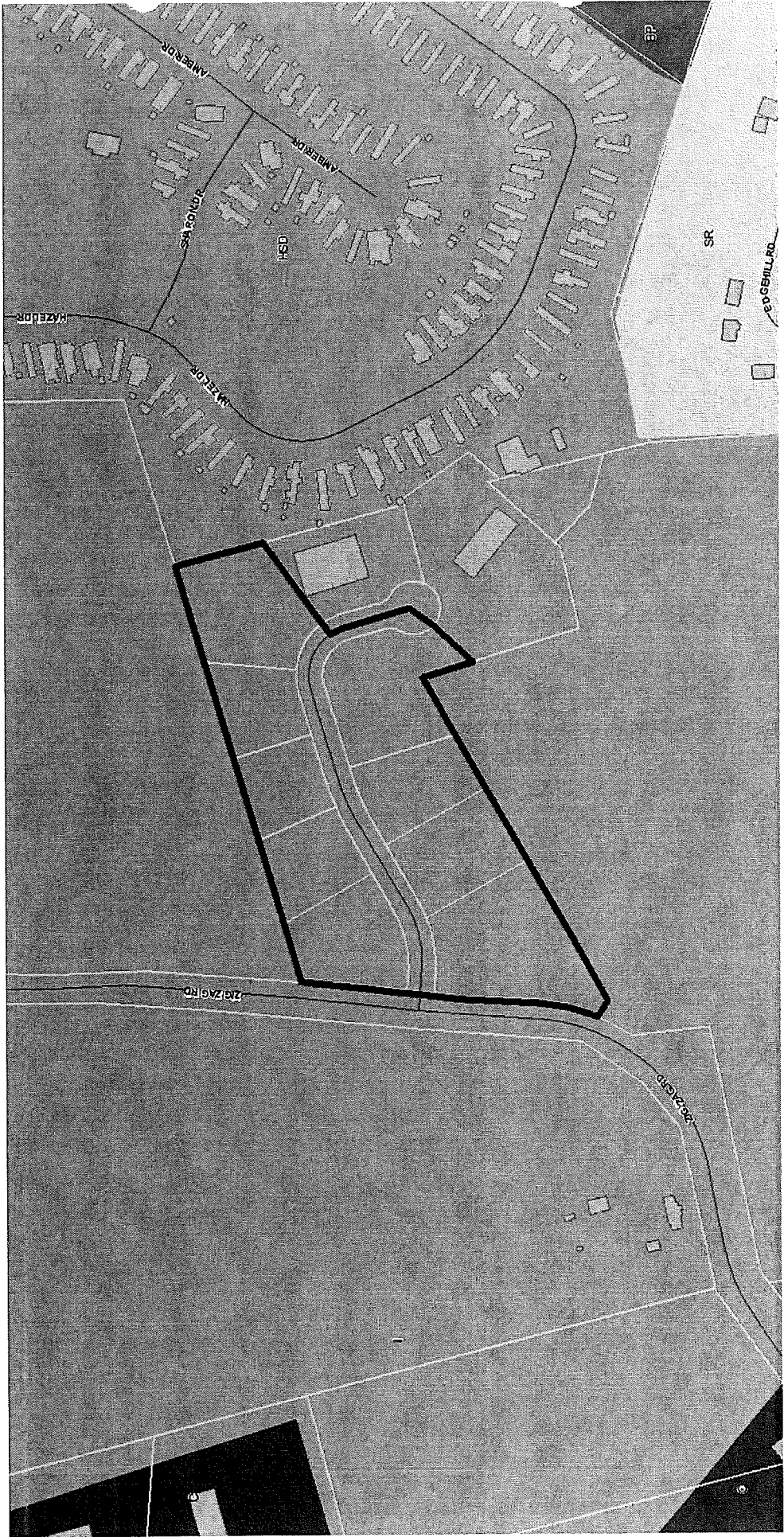
- Vicinity Map
- Zoning Map
- Future Land Use Map
- Concept Development Plan
- Section 984, Boone County Zoning Regulations
- Agency Comments
- Application



**VICINITY MAP**



**ZONING MAP**



**FUTURE LAND USE MAP**

**PROPOSED ZONE CHANGE**  
**FROM INDUSTRIAL ONE (I-1) TO MOBILE HOME PARK (MHP)**  
**PROPOSED ZONE CHANGE AREA = 8.5763 ACRES**  
**AREA OF RIGHT-OF-WAY = 0.9831 ACRES**  
**NET ZONE CHANGE AREA = 7.5932 ACRES**  
**PROPOSED OPEN SPACE AREA = 3.0241 ACRES**

ZONE: INDUSTRIAL ONE  
 FROM DANFORD, LLC  
 D.B. 08/29 PG. 229

ZONE: MOBILE HOME PARK  
 FROM DANFORD, LLC  
 D.B. 08/29 PG. 229

CESTER LAKES, LLC  
 D.B. 08/29 PG. 478

ZONE: MOBILE HOME PARK

EXISTING LOT 6

ZIMMER  
 D.B. 08/29 PG. 221

ZONE: INDUSTRIAL ONE  
 CONCEPT DEVELOPMENT

EXISTING LOT 5

ZONE: MOBILE HOME PARK

CESTER LAKES, LLC  
 D.B. 08/29 PG. 478

CESTER LAKES, LLC  
 D.B. 08/29 PG. 162

CREEK

FLORENCE-BURLINGTON, LLC  
 D.B. 10/00 PG. 557

ZONE: INDUSTRIAL ONE

FOUNTAIN PARK SUBDIVISION

ZIG ZAG ROAD

BOONE COUNTY, KENTUCKY  
 SCALE: 1" = 40' SEPTEMBER 2014

OPEN SPACE

ZIG ZAG ROAD



**CONCEPT DEVELOPMENT PLAN**

1. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
2. Day care centers (Site Plan Review required).
3. Unlighted athletic fields;
4. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
5. Elderly housing facilities (Site Plan Review required).

#### **SECTION 980**

##### **Intensity**

The intensity of use in an Urban Residential Three district shall not exceed thirty (30) dwelling units per acre.

#### **SECTION 981**

##### **Minimum Size**

There is no minimum size or extent required of an Urban Residential Three district, rather the size and extent of the district is to be determined by specific site capabilities, the availability of adequate or proposed infrastructure to support the district, and compatibility with adjacent uses.

#### **SECTION 982**

##### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

#### **SECTION 984**

##### **MOBILE HOME PARK (MHP)**

The purpose of the Mobile Home Park district is to provide an alternative type of dwelling within well-planned and desirable environments for individuals or families who do not prefer conventional, constructed dwellings and may not desire private property ownership. Such parks should be located in areas with adequate infrastructure and convenient accessibility.

#### **SECTION 985**

##### **Principally Permitted Uses**

The following uses are permitted:

1. Mobile homes within mobile home parks (Subdivision Review required for all mobile home parks);
2. Recreation, defined in this district to be:
  - a. Historic sites, structure, monuments and other exhibits available for public viewing;
  - b. Tennis courts;
  - c. Play lots or to lots, playgrounds, playfields or athletic fields, recreation centers, gymnasiums, clubs and other activities;
  - d. Swimming beaches and swimming pools;
  - e. Picnicking, hiking areas and trails;

- f. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and the similar uses;

## **SECTION 986**

### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a mobile home including;
  - a. Car ports and parking;
  - b. Structures such as trailer skirting, fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. The keeping and use of appropriate household pets;
2. A dwelling unit of the family of the mobile home park owner-operator and/or resident manager (must meet minimum standards for single-family dwelling of SR-1 district) including the accessory uses listed for a mobile home above plus:
  - a. A private garage;
  - b. Private swimming pool, sauna, bathhouse and like accessories;
  - c. Private recreational courts, complexes or similar recreational activities;
3. Signage (According to Article 34);
4. Parking (According to Article 33);
5. Temporary buildings incidental to construction.
6. Clubhouses, community centers and similar common assembly or shared facilities;
7. Family day care.

## **SECTION 987**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use; or b) is a functional activity of a mobile home park; c) the activity (except mobile home sales) is only for residents of the mobile home park; and d) the arrangement of uses, buildings or structures will be mutually compatible with the organization or permitted and accessory uses to be protected in this district;

1. Self-service laundering and dry cleaning services;
2. The display of mobile homes for sale from individual mobile home lots (Site Plan Review required). (Each lot shall meet the minimum size requirements as indicated in Table 1 of Article 31 [unless a pre-existing lot of record] and shall meet the minimum parking requirements for a Mobile Home Park district. Such use shall be allowed only in a previously approved Mobile Home Park. An area for mobile home sales and display shall be designated on the Site Plan with only one mobile home allowed to be displayed on each lot. Provisions for adequate pedestrian access, landscaping, and unit skirting shall

be required to protect the residential intent of the district;

3. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

#### **SECTION 988**

##### **Intensity**

The intensity of use in a Mobile Home Park shall not average more than seven (7) mobile home units per acre.

#### **SECTION 989**

##### **Minimum Size**

The minimum size and extent of a Mobile Home Park district, including all the contiguous private property so designated, shall not be less than (10) acres.

#### **SECTION 990**

##### **Minimum Standards**

All permitted, accessory and conditional uses, buildings and structures in this district are subject to:

1. The supplemental, parking and loading, signage regulations of this ordinance order; for individually owned lots the front setback shall be measured from the public right-of-way, edge of easement for private streets, or edge of pavement where no right-of-way or private street easement exists;
2. Requirements of Kentucky Mobile Home and Recreation Vehicle Park regulations specifically including K.R.S. Section 219.310 through 219.410; Permits as required under K.R.S. Section 219.310 through 219.410 shall be included with application for Site Plan Review;
3. Each mobile home shall be provided with adequate anchorage and tie-downs;
4. Any other requirements imposed by the Boone County Health Department or local Building Code;
5. Each mobile home park shall have an appropriate landscape buffer, which shall be located along the perimeter of the site (See Article 31).

#### **SECTION 991**

##### **RESIDENTIAL ONE FAMILY (R-1F)**

The purpose of the Residential One Family is to provide low density urban residential development, that is single-family residential in character. Such districts will be located within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.

#### **SECTION 992**

##### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Recreation defined in this district to be open space parks, hiking areas and trails, bikeway systems and picnicking areas.

#### **SECTION 993**

##### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

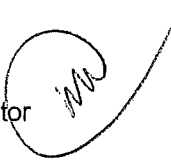
# Memo

**To:** Mitchell A. Light  
Assistant Zoning Administrator/Enforcement Officer

**From:** Matthew Webster, Government & Community Relations Coordinator

**Date:** October 22, 2014

**Re:** Request of Greg Meyerratken for Crestview Lands Inc. regarding Fountain Drive



---

After review of the materials requesting feedback, I had the opportunity to speak with County Administrator Jeff Earlywine about the matter. The change would incorporate a parcel that seems incongruous with the current development and creates logical questions of fit and connection. Otherwise, we have no additional comments and are satisfied to let the process work as prescribed.

## Mitch Light

---

**From:** Bill Steinborn  
**Sent:** Friday, October 24, 2014 2:05 PM  
**To:** Mitch Light  
**Subject:** Request of Crestview Lands Inc.

Mr. Light,

In regards to the request of Crestview Lands Inc. to have a 5.7527 acre site located along the east side of Zig Zag Road rezoned to allow for the placement of more mobile homes in the Crestview Lakes Mobile Home Park, the Sheriff's Department does not have a strong position one way or the other in this matter.

Thank you,

**Major Bill Steinborn**  
Patrol Commander  
Boone County Sheriff's Department  
3000 Conrad Lane  
Burlington, Ky. 41005  
(859)334-8462  
[bsteinborn@boonecountyky.org](mailto:bsteinborn@boonecountyky.org)

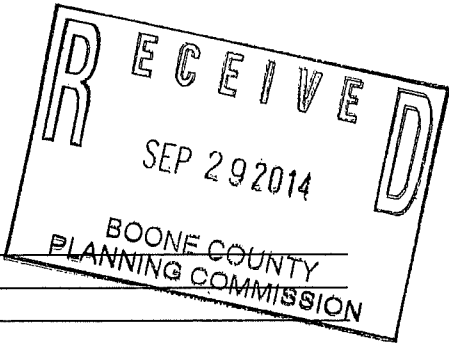


119th AOC

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

- 1. Name of Project Fountain Park
2. Location of Project Fountain Drive
3. Total Acreage of Site 8.5763
4. Current Zoning of Site I-1
5. Proposed Zoning (Classification being requested) MHP
6. Proposed Uses (please specify each use) Addition to mobile home park to Crestview Lakes Villa
7. Names of Applicant(s) Greg Meyerratken
8. Address of Applicant(s) 1835 Airport Exchange Blvd., Suite 100 Erlanger KY 41018
9. Name of Property Owner(s) Crestview Lands, Inc.
10. Address of Property Owner(s) 1835 Airport Exchange Blvd., Suite 100 Erlanger KY 41018
11. Proposed Building Intensities (please specify) 31 mobile home lots
12. Are there any existing buildings on the site? No
13. Deed Book 629 Page No. 182 Group No. 20334
14. Are you also applying for: No Conditional Use Permit No Dimensional Variance
15. Have you submitted a Concept Development Plan?
16. Have you had a pre-application meeting with BCPC Staff?
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Public Services Dept.
Duke Energy
Sanitation District #1
Cincinnati Bell
Owen Electric Cooperative, Inc.
Boone County Public Works Department
Kentucky Transportation Cabinet
Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

**EXHIBIT**

**“B”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Greg Breetz, Chairman

**DATE:** December 3, 2014

**RE:** Request of Greg Meyerratken (applicant) for Crestview Lands, Inc. (owner) for a Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road, across from the property at 5891 Zig Zag Road, and along both sides of Fountain Drive, Boone County, Kentucky. The request is for a zone change to allow the expansion of a mobile home park.

**REMARKS:**

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

FINDINGS OF FACT

1. The Committee has concluded that the request is in agreement with the following Goals and Objectives within the 2010 Boone County Comprehensive Plan:
  - A. Safe, environmentally sound, and sanitary housing exists for all Boone County residents ("Housing," Goal).
  - B. A broad range of housing opportunities shall be provided which meets the needs and desires for all household types ("Housing," Objective 1).
  - C. In order to offer the citizens of Boone County maximum choice of living environment, residential developments shall be judged primarily on the impact on infrastructure, buffering, and development design with only secondary consideration given to the type of dwelling units ("Housing," Objective 5).
  - D. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed mass transit areas, commercial districts, and public facilities (i.e. parks) and also have convenient access to major streets and highways ("Housing," Objective 10).

2. The Committee has concluded that the Applicant adequately demonstrated that the existing zoning classification of Industrial One (I-1) is inappropriate due to size (depth) of the lots and the lack of essential infrastructure (i.e. 3-phase electric) to attract individual users and that the proposed zoning classification of Mobile Home Park (MHP) is appropriate due to the well established existing 371 unit Crestview Lakes Villas mobile home park adjacent to this site. It is a simple addition to an existing mobile home park. The proposed project also provides another access to and from the existing mobile home park.
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

#### CONDITIONS

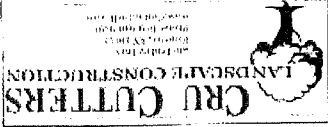
1. The property owner agrees to install a Buffer Yard C along the northern and southern property lines with plants native to Kentucky that are not toxic to livestock. In addition to the landscaping along the northern property line, a 6' high chain link fence will be installed between the buffer area and the easement. The landscaping between the connector road and the Zimmer property will be per the exhibit shown at the November 19, 2014 Zone Change Committee Meeting (attached).
2. The property owner agrees to complete all public improvements to Fountain Drive per their Improvement Plan approval dated August 19, 1998.
3. The property owner agrees to install a 4' wide public sidewalk on both sides of Fountain Drive and the north side of the connector road.
4. The property owner agrees to install a sign per County requirements at the intersection of Fountain Drive and the connector road prohibiting truck traffic.
5. The property owner agrees to make the intersection of Hazel Drive and the connector road (within the existing mobile home park) a 3-way stop.
6. The property owner agrees to limit the site lighting to one (1) coach light (bollard) in front of each unit.

7. The property owner agrees to eliminate accessory uses 1 d. & 7 and all Conditional Uses within the MHP zone.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

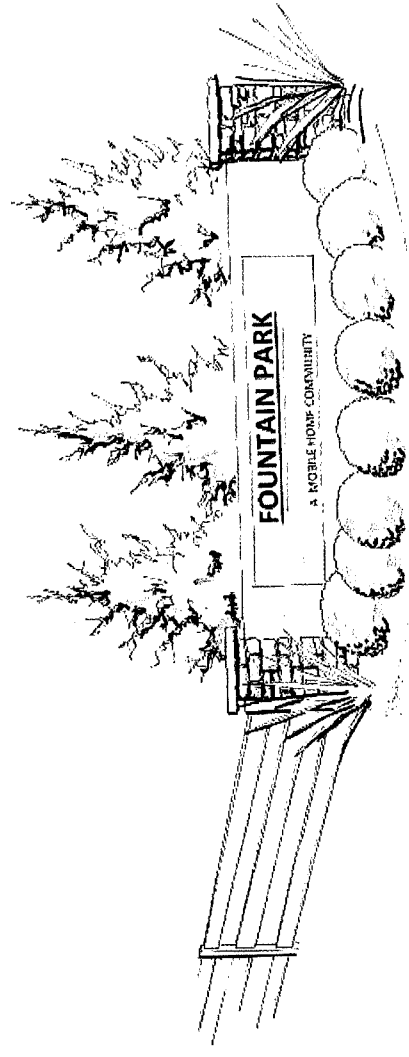




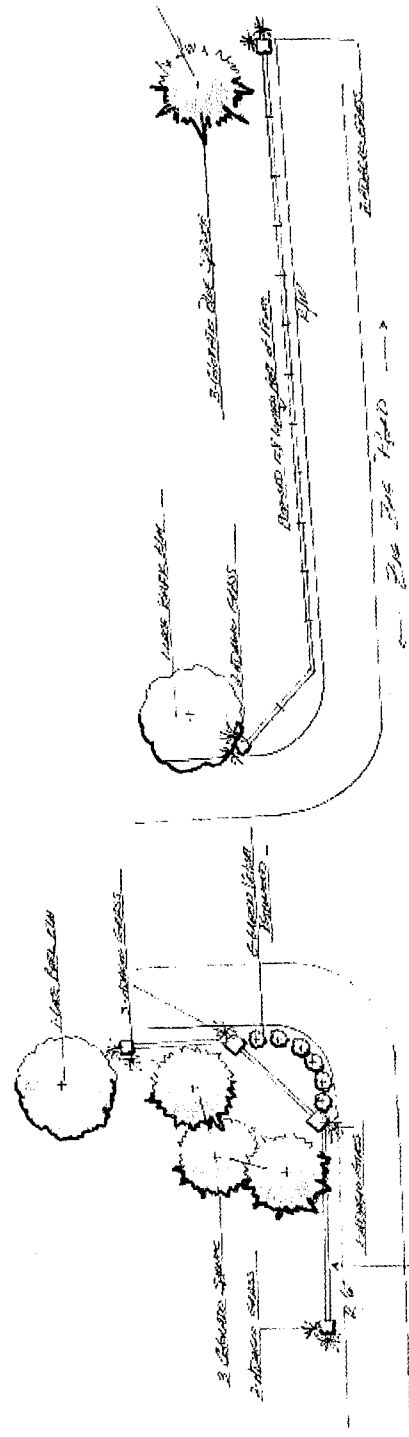


LANDSCAPE PLAN FOR  
**Fountain Park**

Date	4/20/04
Revised	1
Revised	2
Drawn by	J.P. BROWN



Sheet 1 of 1



Sheet 1 of 1

# REVISED ENTRY LANDSCAPE PLAN

BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
NOVEMBER 5, 2014  
7:30 P.M.

---

**COMMISSION MEMBERS PRESENT:**

Mr. Ben Brandstetter  
Mr. Greg Breetz  
Mr. Kim Bunger  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler  
Mr. Mike Ford, Vice Chairman  
Mr. Charlie Reynolds  
Ms. Susan Schultz

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Mitchell A. Light, Asst. Zoning Administrator, ZEO

Chairman Rolfsen called the Public Hearings to order at 7:30 P.M. and introduced the first item on the Agenda:

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

1. Request of **Greg Meyerratken (applicant)** for **Crestview Lands, Inc. (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road, across from the property at 5891 Zig Zag Road, and along both sides of Fountain Drive, Boone County, Kentucky. The request is for a zone change to allow the expansion of a mobile home park.

Staff Member, Mitch Light, presented the Staff Report, which included a Powerpoint presentation (see Staff Report). Mr. Light explained that the applicant wants to expand the existing mobile home park by 30 mobile home sites. The project is about 4.1 dwelling units per acre. The site is located off Zig Zag Road. There are 2 industrial buildings located at the end of the existing public street, which serves the proposed development. The industrial buildings currently back up to the existing Crestview Lakes Mobile Home Park. The future Land Use Map from the Boone County Comprehensive Plan designates the site as Industrial. The existing mobile home park is now being accessed from Zig Zag Road and Aero Parkway. The proposed site will connect to the existing mobile home park via a private street connection. A Mobile Home Park (MHP) zoning district has a maximum intensity of 7 dwelling units per acre, a minimum lot size of 4,000 square feet, a minimum 40 feet of road frontage and a maximum height of 20 feet. The required setbacks of the units are 20 feet front, 15 feet rear and a 5 foot minimum / 15 foot total side yard. The setbacks are measured from the street right-of-way line and not edge of pavement.

In terms of site history, Mr. Light stated that a Preliminary Plat and an Improvement Plan were approved for Fountain Place Subdivision in 1998. In 1999, a Site Plan was approved for Electronic Prepress Sales at 1401 Fountain Drive. In 2002, a Site Plan was approved for the Zimmer Warehouse at 1430 Fountain Drive. Finally, in 2004, a Zoning Map Amendment request from Mobile Home Park (MHP) to Industrial One (I-1) was approved for Electronic Prepress Sales. Mr Light described the adjacent zoning and land uses. Most of the zoning surrounding the site is zoned Industrial One (I-1) with the exception to the east, which is zoned Mobile Home Park (MHP). Mr. Light noted the relationship of the request to the Comprehensive Plan. The Plan recommends Industrial (I), which is defined as "manufacturing, wholesale, distribution, assembly, mining, and terminal uses." The Land Use Element text within the 2010 Boone County Comprehensive Plan makes the following statement that relates to the overall area: "The development of the South Airfield Road connection will also affect the Houston Road area as a connection to this new road will be made to the intersection of Houston Road and Spiral Drive. Further study on this area needs to occur now that the road has become a reality." South Airfield Road is now called Aero Parkway. Mr. Light then referred to the Goals and Objectives of the Comprehensive Plan as identified on page 2 of the Staff Report. He showed photographs of the project site and adjoining properties. In response to a question from Mr. Costello, Mr. Light stated that Fountain Drive does not have the top layer of pavement. The site will connect to Hazel Drive. In regard to Staff Comments, Mr. Light noted the applicant is requesting a Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road to allow the expansion of the Crestview Lakes Villa Mobile Home Park. The Concept Development Plan shows 30 new mobile home sites (approximately 4.1 dwelling units per acre). The Mobile Home Park (MHP) zone has a maximum intensity of seven (7) dwelling units per acre, minimum lot size of 4,000 square feet, minimum 40' of road frontage and a maximum height of 20 feet. The required setbacks of the units are 20'

front, 15' rear and a 5' minimum/15' total side yard. Staff questions if enough time has been given since the opening of Aero Parkway to allow the industrial park to continue to develop. The Future Land Use Map shows the subject property as Industrial (I). If the request is approved, the Future Land Use Map will need to be amended. If the request is approved, Staff questions the type of buffer proposed between the units and the adjoining agricultural use to the north. The open space shown on the Concept Development Plan in this area scales at approximately 25 feet. The adjoining property to the north has a zoning designation of Industrial One (I-1). If it had an agricultural zoning designation (A-1 or A-2), Buffer Yard C would be required which is either a 60' or 30' width. The 30' width includes the same number of trees as the 60' width, but requires a 6' high berm, fence, or masonry wall.

In conclusion, Mr. Light referred to the three criteria for granting a Zoning Map Amendment. This criteria is outlined on page 3 of the Staff Report. Mr. Light also noted that he included a Vicinity Map, Zoning Map, Future Land Use Map, Concept Development Plan, Section 984 from the Boone County Zoning Regulations, Agency Comments and the Project Application Form.

Chairman Rolfsen asked if the applicant was ready to proceed with his presentation?

Mr. Greg Meyerratken (applicant) explained that his father asked him to take over the family business 2 years ago. Both his father and grandfather started the mobile home park in the 1960's. He worked there pouring concrete and installing electric. He created the industrial park in 2000 and for various reasons, they have hit roadblocks with setback issues and electric. Today, their core business is a mobile home park. It has been there for 45 years. The new portion of the mobile home park is designed for multi-sectional homes or double wide units. The park was originally designed for single wide units. Currently, they have 371 lots with only 20 lots big enough for a double wide. Today, the industry is selling double wide units at a 60% rate. This project will allow the overall development to have to entrances and exits. There is only one now. About 23,500 residents in Boone County are 60 years old or older. By 2030, the figure will increase to 32,000 residents. The median age in the current park is 55 years old. There are a lot of people who have lived there 20-30 years. Their audience is the empty nester or retired resident. It is a nice place to live. Mr. Meyerratken stated that the existing industrial park has been listed with First Commercial Realty and with Walt Ramey (Huff Realty). Also, the building setbacks changed for the lots. The road was originally designed to be located in the middle of the site. With the changed setbacks, it would make sense to locate the public road on one side. The number and size of the lots had to be reduced due to the change in setback requirements. In addition, industrial electric was not available in the immediate area. By switching to residential zoning, it allows them to use the existing water supply and electric supply for residential uses. Mr. Meyerratken showed a video and photographs of the existing mobile home park. Its location is hidden from KY 18. The mobile home park has 5 lakes and over 30 acres of green space.

Mr. Kim Patton, architect for the project, stated that they wanted to keep the existing public road. Second, they wanted to respond to the market with creating larger lots. It would be less dense and would allow for the multi-sectional units. Third, green space was provided to protect the residences and adjoining properties. There is 35% green space proposed for the project. Finally, the project would improve access to the original mobile home park by having 2 different entrances. It improves access and safety.

Mr. Dusing, attorney representing the applicant, stated there are 371 units that have existed over 4 decades. The proposed project is about 10% of the overall development. Why would Boone County want more mobile homes? Mr. Dusing responded that the proposal provides public safety to the existing 371 units with the second access point. Mr. Dusing offered to make the proposed road connection to the existing mobile home park either public or private. His client offered to take care of the road. The proposed zoning is just over 50% of the maximum allowed in the Mobile Home Park (MHP) zoning district. Mr. Dusing referred to the housing objective on page 2 of the Staff Report. It refers to a maximum choice of living environments, whereby residential development shall be judged primarily on the impact on infrastructure, buffering and development design and only secondary consideration be given to the type of dwelling units. He hopes there is no bias against mobile homes especially with the existing mobile home park. Mr. Dusing stated that the existing zoning of Industrial One (I-1) is inappropriate. The extension of the mobile home park to Zig Zag Road linking it to KY 18 and Aero Parkway makes more sense and is appropriate. Mr. Dusing stated that he has a letter from Mrs. Zimmer supporting the request (see exhibit 1) and does not object. Mr. Patton stated that current owner of the mobile home park owns the other industrial lot.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Michael Rouse stated that he owns the property across from the project site at 5891 Zig Zag Road. Mr. Rouse explained that he had concerns about the project. First, there will be an increase in traffic with 30 additional units. The entrance is located about halfway between Aero Parkway and KY 18. There will be an additional 60 cars per day using Zig Zag Road. Speed on Zig Zag Road is a problem. It will pose a danger to the property owners and to new residents. People do jog and walk on Zig Zag Road. His fence has been taken out six times from vehicles sliding off the road. Mr. Rouse noted that Zimmer Motors makes numerous trips back and forth on a daily basis. Commercial vehicles will then use a residential street. Sometimes, 18 wheelers make deliveries using the road and the residents will be impacted. It seems to be a bad mix of residential and business uses. There is also concern with trespassing if it is developed for residential purposes. There have been trespassers from Crestview Lakes Villa Mobile Home Park in the past - taking wood and removing boulders for landscaping. There should also be adequate utilities. The existing creek has been polluted with moss growing. The creek smells in the summer and floods. The water sometimes gets on the road. It is their property and they need to take into consideration their neighbors. If the zone change was to be approved, he asked that the number of units per acre be reduced - perhaps a maximum of 20 units or lots. The proposed development could be reserved for individuals without children. It would eliminate some additional traffic and trespassing.

Mr. Duane Dringenburg, representing Betty Dringenburg, stated that the trailer park was originally part of his family's farm. His father sold the land to Robert Klench in 1968. He is opposing the zone change because he farms the land. His farm has been used for agricultural uses since the 1800's - five generations. His family farm is part of an Agricultural District as designated by the State and the Boone County Conservation District. If the site was still small industrial units, it would make it more conducive to farming next door and the future use of their property. They are going to leave their property to the State of Kentucky. It will become a wildlife center. Boone County needs green space and places where the wildlife can live. In the left hand top corner of the site, there are red tail hawks. There is a nest there. A lot of Boone County is

going away and this site is in the middle of it. It doesn't make sense. He agrees with what Mr. Rouse said in which there should be some consideration of the neighbors and adjoining agricultural uses. The Besslers and the Meyerratkens have done a good job with the existing mobile home park. There are some school buses that travel up and down Zig Zag Road. If approved, there may be more. Zig Zag Road is a short cut between KY 18 and Aero Parkway. He suggested to increase the buffers and install some fencing since they have cattle. His property is the closest farm to the City of Florence.

Mr. Greg Dringenburg stated that his family farm has continuously been agricultural and should be treated with the same setbacks like in an A-1 or A-2 zoning district of 60 feet. A fence between the 2 properties makes sense. The site should have low lighting and should be screened from adjoining properties. Mr. Dringenburg also supported reducing the number of mobile home sites. He stated that he was not for the request but offered suggestions to minimize its impact.

Mr. Dusing responded that the current industrial zoning of the 8 acre tract cannot compete with the Airport. It is a sore spot. The Airport acquired land through condemnation for Airport expansion including noise buffers and runway expansions. Due to market conditions and the existence of Aero Parkway, Airport land is being marketed for industrial purposes. There is no way the private sector can compete with tax free land and leases for long-term development. It is not fair but realistic. To go head to head with the Airport is not realistic. Secondly, Mr. Dusing stated that he has no problem with an additional buffer like a berm or fencing. The 30 lot addition will not have a significant impact on the school district. Mr. Dusing also introduced a letter from Sheriff Mike Helmig stating his experience with responding to incidents at the existing Crestview Lakes Villa Mobile Home Park (see exhibit 2). There have been no problems beyond what is normally reported at any single-family subdivision.

At this time, Chairman Rolfsen asked if the Board Members had any questions or comments?

Mr. Hicks inquired about the proposed lot layout. Mr. Meyerratken responded that the drawing represents the location of the driveway and outline of the home. He asked if lots are sold? Mr. Meyerratken replied that lots are rented. Each resident signs an agreement that they will abide by the rules. There is no lease. They operate month to month. Typically, they asked 10-12 people to leave each year. In a community of 371 residents, there will always be issues. Mr. Hicks suggested that the applicant submit a list of rules to the Zone Change Committee.

Mr. Bunger asked if the applicant could provide the number of students who live in the existing mobile home park? In addition, Mr. Bunger inquired about all the property that the applicant owns in the area. Mr. Meyerratken replied that they own the building and lot where Electronic Prepress is located. Mr. Bunger asked about the zoning of the property located to the north? Mr. Light responded that the site is zoned Industrial One (I-1). In addition, it would be beneficial if the applicant could explore all of the possibilities for the proposed connector road whether it could be public or private.

Mr. Schwenke stated that he could see the Airport property being developed with larger industrial uses while the site in question could have smaller industrial uses. It could be the location of spin off companies and suppliers who need a smaller parcel. He suggested that the applicant really consider buffering the site with landscaping and fencing.

Mr. Longano asked if there amenities located in the current mobile home park? Is fishing allowed in the lakes? Mr. Meyerratken replied that a clubhouse exists on the site. It can be rented and is used as a shelter in case there is a storm. The residents in the proposed addition will be allowed to use these amenities. Sidewalks would be built along the connector road and have been built throughout the existing Mobile Home Park.

Mr. Turner asked if the applicant would clarify the traffic on the existing road? Mr. Meyerratken responded that Electronic Prepress has 15 employees and a delivery truck a couple of times a day. It could be a box truck or a UPS truck using the street. A box truck frequents the Zimmer building. They deliver auto parts four times a day to and from the building.

Ms. Reeves inquired on whether the applicant considered marketing the proposed development to adults 55 or older? Mr. Meyerratken replied yes. They are not allowed to ask about age. About 40 residents pay 6 months rent and head to Florida for the winter. He guessed that the median age is about 60 years old and that is why they don't have problems. Ms. Reeves stated that if it was marketed to older adults, then it would generate fewer kids and school buses.

Mr. Brandstetter asked if the streets in the existing park are private? Mr. Light answered yes. Mr. Brandstetter asked the applicant to look into making an existing public street and converting to a private street. Mr. Dusing responded that it is a legal proceeding. Mr. Costello noted that it might be difficult since the 2 lots have to have access to a public street. There is a provision in KRS Chapter 100 that grants permission to revoke a recorded Final Plat. Mr. Dusing offered to maintain the road in the future even though public access would be needed to serve the Zimmer lot and the top coat to the existing road would need to be completed.

Mr. Costello asked if the Airport responded to our notification letter? Mr. Light responded that he emailed the information to the Airport and there has been no response. Mr. Costello stated there was concern about the impact of aircraft noise on the addition to the mobile home park in 1985 or so. The noise concern has probably gone away since then.

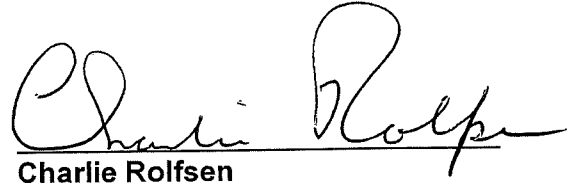
Chairman Rolfsen asked what was the mobile home park's current occupancy rate? Mr. Meyerratken answered 94%. He also questioned whether the 2 residents located next to the proposed connector road would be concerned about noise from the new traffic? Mr. Meyerratken responded that one resident will be relocated elsewhere in the park and the other two will be compensated with free rent for one year. Chairman Rolfsen asked if the applicant could check the sight distances from the new connector road.

Mr. Bunger inquired about public sanitary sewer. Mr. Meyerratken answered that the site currently has access to public sanitary sewer. He is not aware of any odor problems from the sanitary sewer. There might have been some years ago from the old pump station.

Chairman Rolfsen asked about reducing the number of lots from 30 to 20? Mr. Meyerratken replied they would consider it but they are already providing a large buffer. They are only at 60% building intensity and if they go much lower, the project doesn't work economically.


There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 19, 2014 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on December 3, 2014 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:28 P.M.

APPROVED:



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

Exhibit 1 - Agreement letter from Louella Zimmer to Ed Bessler, Crestview Lands, Inc. - 9/28/14

Exhibit 2 - Letter from Boone County Sheriff Mike Helmig - 10/29/14


To: Ed Bessler  
Crestview Lands, Inc.

From: Louella Zimmer


**AGREEMENT**

I own property adjacent to Crestview Lands, Inc.'s property.

I agree not to oppose Crestview Lands, Inc.'s request for a zone change from Industrial-1 to Mobile Home Park. Crestview Lands, Inc. agrees to my continued use of my adjacent property for Zimmer Automotive.

  
Louella Zimmer

09-28-14  
Date

By:   
For Crestview Land, Inc.

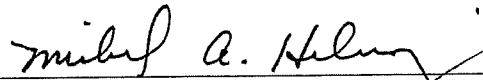
9/28/14  
Date

October 29, 2014

To Whom It May Concern:

I have been asked to comment on the experience of the Boone County Sheriff's Department at the Crestview Lakes Villa development on Zig Zag Road.

This community has posed no greater or more serious criminal activity than a traditional single family subdivision of similar size. Its management has always been cooperative and proactive with this Department.



---

Michael Helmig  
Boone County Sheriff

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Greg Breetz, Chairman

DATE: November 19, 2014

RE: **ZONING MAP AMENDMENT - Greg Breetz, Chairman, Mitch Light, Staff**

1. Request of **Greg Meyerratken (applicant)** for **Crestview Lands, Inc. (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road, across from the property at 5891 Zig Zag Road, and along both sides of Fountain Drive, Boone County, Kentucky. The request is for a zone change to allow the expansion of a mobile home park.

**REMARKS:**

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

MEYERRATKEN/CRESTVIEW LANDS, INC.

November 19, 2014

\_\_\_\_\_

**Randy Bessler**

For Project \_\_\_ Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

*Janet Kegley*

\_\_\_\_\_

**Janet Kegley**

For Project  Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_

**Ben Brandstetter**

For Project \_\_\_ Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_

**Charlie Reynolds (Alternate)**

For Project \_\_\_ Absent \_\_\_

Against Project \_\_\_

*Kim Bunger*

\_\_\_\_\_

**Kim Bunger**

For Project  Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

\_\_\_\_\_

**Jim Longano (Alternate)**

For Project \_\_\_ Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

*Greg Breetz*

\_\_\_\_\_

**Greg Breetz, Chairman**

For Project  Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

*Mark Hicks*

\_\_\_\_\_

**Mark Hicks (Alternate)**

For Project  Absent \_\_\_

Against Project \_\_\_

Abstain \_\_\_ Deferred \_\_\_

**TOTAL:** \_\_\_ DEFERRED \_\_\_ FOR PROJECT \_\_\_ ABSENT

\_\_\_ AGAINST PROJECT \_\_\_ ABSTAIN

# **SUPPORTING INFORMATION**



# BOONE COUNTY PLANNING COMMISSION

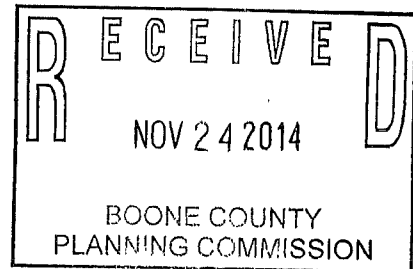
www.boonecountyky.org/pc  
www.boonecountygis.com

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

November 21, 2014

Mr. Greg Meyerratken  
1835 Airport Exchange Boulevard  
Suite 100  
Erlanger, KY 41018



RE: Request of **Greg Meyerratken (applicant)** for **Crestview Lands, Inc. (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) for a 8.5763 acre site located along the east side of Zig Zag Road, across from the property at 5891 Zig Zag Road, and along both sides of Fountain Drive, Boone County, Kentucky. The request is for a zone change to allow the expansion of a mobile home park.

Dear Mr. Meyerratken:

The following represents the conditions of approval for the above referenced Concept Development Plan as agreed to by you and the Boone County Planning Commission's Zone Change/Concept Development Plan Committee. The signature line on the last page of this letter must be signed by the current property owner to show agreement with the listed conditions. Please return this letter with the original signatures to the Boone County Planning Commission office by November 26, 2014.

## CONDITIONS

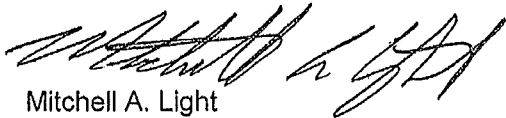
1. The property owner agrees to install a Buffer Yard C along the northern and southern property lines with plants native to Kentucky that are not toxic to livestock. In addition to the landscaping along the northern property line, a 6' high chain link fence will be installed between the buffer area along and the easement. The landscaping between the connector road and the Zimmer property will be per the exhibit shown at the November 19, 2014 Zone Change Committee Meeting (attached).
2. The property owner agrees to complete all public improvements to Fountain Drive per their Improvement Plan approval dated August 19, 1998.
3. The property owner agrees to install a 4' wide public sidewalk on both sides of Fountain Drive and the north side of the connector road.

*gwm*

Mr. Greg Meyerratken  
November 21, 2014  
Page 2

4. The property owner agrees to install a sign per County requirements at the intersection of Fountain Drive and the connector road prohibiting truck traffic.
5. The property owner agrees to make the intersection of Hazel Drive and the connector road (within the existing mobile home park) a 3-way stop.
6. The property owner agrees to limit the site lighting to one (1) coach light (bollard) in front of each unit.
7. The property owner agrees to eliminate accessory uses 1 d. & 7 and all Conditional Uses within the MHP zone.

Sincerely,

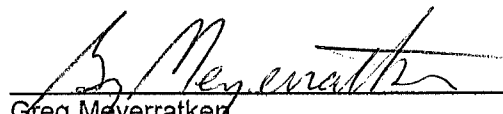


Mitchell A. Light  
Assistant Zoning Admin/Enforcement Officer

MAL/tlb

AGREEMENTS

I, Greg Meyerratken, do hereby agree to the listed conditions of approval for the Zoning Map Amendment from Industrial One (I-1) to Mobile Home Park (MHP) which are described in this letter.

 PRESIDENT 11-24-2014  
Date  
Greg Meyerratken  
Crestview Lands, Inc.



**LEGAL DESCRIPTION  
8.5763 ACRE PARCEL  
PROPOSED ZONE CHANGE  
FOR FOUNTAIN PARK SUBDIVISION  
ZIG ZAG ROAD  
BOONE COUNTY, KENTUCKY**

Beginning at the northwest corner of Lot No. 5 of Fountain Park Subdivision as shown in Plat Cabinet 5 at Page 83 of the Boone County Clerk's Records at Burlington, Kentucky; thence N 42° 36' 30" E along the common line between Lot No. 4 and Lot No. 5 of said subdivision 151.11 feet to a point in the centerline of Fountain Drive; thence in a northerly direction along the centerline of Fountain Drive, N 14° 43' 00" W 130.00 feet to a point; thence in a northerly direction along the centerline of Fountain Drive as it curves to the left with a radius of 96.57 feet, an arc distance of 36.47 feet to a point; thence leaving the centerline of Fountain Drive N 53° 38' 49" E 214.95 feet to the northwest corner of Lot No. 6 of said subdivision; thence N 14° 43' 00" W along the east line of Fountain Park Subdivision and the west line of Crestview Lakes Mobile Home Park 172.13 feet to the northeast corner of Lot No. 7 of said subdivision; thence S 73° 17' 10" W along the north line of said Fountain Park Subdivision 823.89 feet to the northwest corner of Lot No. 11 of said subdivision; thence along the west line of Fountain Park Subdivision and the east right-of-way line of Zig Zag Road S 06° 21' 01" W 135.45 feet, S 06° 26' 10" W 90.87 feet, S 05° 11' 42" W 40.22 feet, S 03° 13' 24" W 140.81 feet, S 08° 31' 39" W 53.90 feet, S 16° 44' 01" W 51.75 feet, and S 19° 26' 18" W 7.77 feet to a corner; thence along the south line of Fountain Park Subdivision S 57° 35' 00" E 36.04 feet and N 60° 17' 54" E 706.60 feet to a corner of Lot No. 4 of said subdivision; thence S 17° 14' 16" E along the rear line of said Lot No. 4, 101.00 feet to the place of beginning.

Containing 8.5763 acres.



**MINUTES**  
**BOONE COUNTY FISCAL COURT**  
**Boone County Administration Building**  
**Fiscal Courtroom (1<sup>st</sup> Floor)**  
**Burlington, Kentucky**  
**February 17, 2015**  
**5:30 P.M.**

**ITEM V.**

**ORDINANCES**

A. Judge Moore asked the Fiscal Court Clerk to read into the record the first reading of AN ORDINANCE RELATING TO THE PROMOTION OF ECONOMIC DEVELOPMENT AND COMMERCE BY REGULATION OF CERTAIN INVOLUNTARY PAYMENTS REQUIRED OF EMPLOYEES IN BOONE COUNTY. Judge Moore commented that this is the beginning process of the Right to Work Ordinance. 24 States and a half dozen Kentucky counties have passed similar legislation. This is our first reading into the record and there will not be a vote or any discussion this evening. The Court will be gathering information on both sides. This Ordinance will not affect any existing union contracts or affect any public employees. Second reading will be March 17, 2015.

B. Judge Moore asked the Fiscal Court Clerk to read into the record the first reading of AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, PROVIDING FOR A CREDIT OF ITS OCCUPATIONAL LICENSE FEE FOR NEW EMPLOYEES AS PART OF AN ECONOMIC DEVELOPMENT PROJECT BY KEEBLER COMPANY UNDER THE KENTUCKY BUSINESS INVESTMENT PROGRAM (KRS 154.32-010-KRS 154.32-100). Judge Moore commented that Dan Tobergte from Tri-ED was present to answer any questions the Court may have. Jeff Earlywine, County Administrator commented Keebler will receive 50% credit on the Occupational License Fee. Commissioner Walton asked a question about the \$50,000 wage benefit and Dan Tobergte from Tri-ED responded. Judge Moore asked for any other questions from the Court. Judge Moore stated that Keebler has been in the County for many years and is a long standing company.

C. Judge Moore asked the Fiscal Court Clerk to read into the record the second reading of AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, A REQUEST OF GREG MEYERRATKEN (APPLICANT) FOR CRESTVIEW LANDS, INC. (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM INDUSTRIAL ONE (I-1) TO MOBILE HOME PARK (MHP) FOR AN 8.5763 ACRE SITE GENERALLY LOCATED ALONG THE EAST SIDE OF ZIG ZAG ROAD, ACROSS FROM THE PROPERTY AT 5891 ZIG ZAG ROAD, AND ALONG BOTH SIDES OF FOUNTAIN DRIVE, BOONE COUNTY, KENTUCKY. Judge Moore explained that the Court had 90 days to act on this Ordinance and that Planning & Zoning had recommended approval of the Zoning Map Amendment. Judge Moore asked if there were any questions or comments from the audience. Citizen Duane Dringenberg who owns property at 5566 Zig Zag Road spoke against the zone change. Citizen Greg Dringenberg also opposed the Ordinance. Jeff Earlywine, County Administrator commented that Citizen Michael Rouse who lives at 5891 Zig Zag Road had called stating he is concerned about an increase in traffic and opposes the Ordinance. Judge Moore asked if anyone was present to speak on behalf of the Ordinance. Greg Meyerratkin, the property owner, explained that he purchased the property intending to do industrial and has been waiting 10 years to develop the property. Attorney Jerry Dusing spoke on behalf of the property owner stating it is a small 8 acres and it has been approved unanimously by the Planning Commission for this zone change. The change is a small addition to the mobile home park and a second access is a safety benefit. Commissioner Walton asked if a meeting was held with the opposing landowners to satisfy their requests. Attorney Jerry Dusing responded that landowners' requests have been met for type of tree, type of fencing and installing a buffer. Commissioner Walton asked Citizen Greg Dringenberg if they were asked. Citizen Greg Dringenberg responded that they had to take what they could get in terms of conditions from the Developer, but remained opposed to the project. Judge Moore reminded the Court that it would take three (3) votes to approve or override the Planning Commission recommendation. If no Court action occurred within ninety (90) days, the project would be approved by operation of law. Judge Moore then asked for a Motion. Commissioner Kenner stated he wanted Commissioner Flaig to be present for the vote. Judge Moore asked for a Motion, none made.

**MINUTES**  
**BOONE COUNTY FISCAL COURT**  
**Boone County Administration Building**  
**Fiscal Courtroom (1<sup>st</sup> Floor)**  
**Burlington, Kentucky**  
**February 17, 2015**  
**5:30 P.M.**

D. Jeff Earlywine, County Administrator recommended that Item V. D be postponed for final action and the Court not act tonight and reschedule the second reading for a future meeting. Commissioner Walton moved, seconded by Commissioner Kenner to table the reading. Judge Moore called for a vote, ALL PRESENT VOTING 3-0.

E. Jeff Earlywine, County Administrator recommended that Item V. E be postponed for final action and the Court not act tonight and reschedule the second reading for a future meeting. Commissioner Walton moved, seconded by Commissioner Kenner to table the reading. Judge Moore called for a vote, ALL PRESENT VOTING 3-0.

**ITEM VI.**

**JUDGE'S REPORT**

A. Judge Moore asked the Fiscal Court Clerk to read into the record Resolution 15-25, A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING THE ACTION OF GARY W. MOORE, COUNTY JUDGE/EXECUTIVE, APPOINTING CHRIS McKEE TO THE WALTON FIRE PROTECTION DISTRICT BOARD. Judge Moore commented this appointment will fill out a term from a resignation. Commissioner Kenner moved, seconded by Commissioner Walton, to approve the resolution. Judge Moore called for a vote on the motion, ALL PRESENT VOTING 3-0.

**ITEM VII.**

**ADMINISTRATIVE MATTERS**

A. Judge Moore asked the Fiscal Court Clerk to read into the record Resolution 15-26, A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT AUTHORIZING THE ACTION OF GARY W. MOORE, COUNTY JUDGE/EXECUTIVE, TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN THE COUNTY AND THE COMMONWEALTH OF KENTUCKY TO RECONSTRUCT THE INTERSECTION OF CAMP ERNST ROAD AND LONGBRANCH ROAD AND WIDEN LONGBRANCH ROAD. Scott Pennington, County Engineer commented that no funds will be added for this design. Commissioner Walton asked about the timeline. Scott Pennington, County Engineer explained they are in the design phase and will nail down a timeline soon. Commissioner Walton expressed the heavy traffic in this area, the sooner the better. Jeff Earlywine, County Administrator commented the design is in the works with construction tentatively scheduled for 2016. Judge Moore commented that sidewalks to Longbranch are important. Commissioner Walton moved, seconded by Commissioner Kenner, to approve the resolution. Judge Moore called for a vote on the motion, ALL PRESENT VOTING 3-0.

B. Judge Moore asked the Fiscal Court Clerk to read into the record Resolution 15-27, A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING A PROFESSIONAL SERVICE AGREEMENT FOR WEBSITE RE-DESIGN, BY GARY W. MOORE, COUNTY JUDGE/EXECUTIVE, WITH THE BOONE COUNTY FISCAL COURT AND REVIZE GOVERNMENT WEBSITES. Matthew Webster, Government and Community Coordinator explained the bid process and selection of this company. Total cost for the design and implementation will be \$18,634.00. Commissioner Walton asked if there would be an annual fee. Matthew Webster responded. Judge Moore asked about an Emergency Banner on the web page. Matthew responded in affirmative. Judge Moore asked for any questions from the audience and this would be covered under the professional services line item on the budget. Commissioner Kenner moved, seconded by Commissioner Walton, to approve the resolution. Judge Moore called for a vote on the motion, ALL PRESENT VOTING 3-0.

**MINUTES**  
**BOONE COUNTY FISCAL COURT**  
**Boone County Administration Building**  
**Fiscal Courtroom (1<sup>st</sup> Floor)**  
**Burlington, Kentucky**  
**February 17, 2015**  
**5:30 P.M.**

C. Judge Moore asked the Fiscal Court Clerk to read into the record Resolution 15-28, A RESOLUTION OF THE BOONE COUNTY FISCAL COURT BY GARY W. MOORE, COUNTY JUDGE/EXECUTIVE, PROCLAIMING THE WEEK OF FEBRUARY 23- MARCH 1, 2015, TO BE UNITED AGAINST OPIATE ABUSE AND HEROIN WEEK IN BOONE COUNTY, KENTUCKY. Judge Moore commented that there are a lot of activities planned for this week in various locations across the Tri-State for the week of February 23 – March 1, 2015 to educate and train the public. The County wants to support this activity and work to eradicate the drug problem. Judge Moore asked if anyone was present in the audience to speak on behalf of this Resolution. Commissioner Walton moved, seconded by Commissioner Kenner, to approve the resolution. Judge Moore called for a vote on the motion, ALL PRESENT VOTING 3-0.

D. Judge Moore asked the Fiscal Court Clerk to read into the record Resolution 15-29, A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT, BY GARY W. MOORE, COUNTY JUDGE/EXECUTIVE, APPROVING THE OUTGOING SHERIFF'S TAX SETTLEMENT AUDIT FOR ALL SPECIAL DISTRICTS FROM DECEMBER 3, 2014 THROUGH DECEMBER 31, 2014. Lisa Buerkley, Assistant County Administrator, explained this is the tax audit for Sheriff Les Hill for the month of December. Every Sheriff has their own settlement. Commissioner Walton moved, seconded by Commissioner Kenner, to approve the resolution. Judge Moore called for a vote on the motion, ALL PRESENT VOTING 3-0.

**ITEM VIII.**

**FISCAL MATTERS**

Commissioner Kenner moved, seconded by Commissioner Walton, to approve Invoice Report dated (2-17-15) and pre-paid invoice reports dated (2/5/15 & 2/12/15). Judge Moore called for a vote on the motion, ALL PRESENT VOTING AYE (3-0).

Commissioner Walton moved, seconded by Commissioner Kenner to approve Golf Course Invoice Report dated (2/17/15) and pre-paid invoice reports dated (2/5/15 & 2/12/15). Judge Moore called for a vote on the motion, ALL PRESENT VOTING AYE (3-0).

Commissioner Kenner moved, seconded by Commissioner Walton to approve the Monthly Financial Report and Interfund Transfer for January 31, 2015. Judge Moore called for a vote on the motion, ALL PRESENT VOTING AYE (3-0).

**ITEM IX.**

**OLD BUSINESS**

Judge Moore asked if there was any Old Business from the Court, none replied.

**ITEM X.**

**NEW BUSINESS**

Judge Moore asked if there was any New Business before the Court. A citizen from the audience asked to approach the podium. Mr. Larry Oberding, whose business is at 1125 Victory Place, Hebron, invited the Court and public to visit their facility for training and building careers in Ironworking.

Judge Moore expressed condolences to the families of 2 public servants, former County Commissioner Ron Robinson and Retired Florence Fire Chief, Mr. R. G. Bidwell who both had recently passed away.

**ITEM XI.**

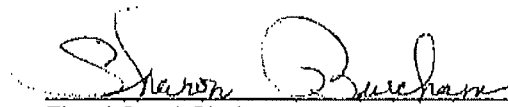
**ADJOURNMENT**

Commissioner Walton moved, seconded by Commissioner Kenner, to adjourn the meeting, ALL PRESENT VOTING AYE (3-0).

MINUTES  
BOONE COUNTY FISCAL COURT  
Boone County Administration Building  
Fiscal Courtroom (1<sup>st</sup> Floor)  
Burlington, Kentucky  
February 17, 2015  
5:30 P.M.

CLERK CERTIFICATION

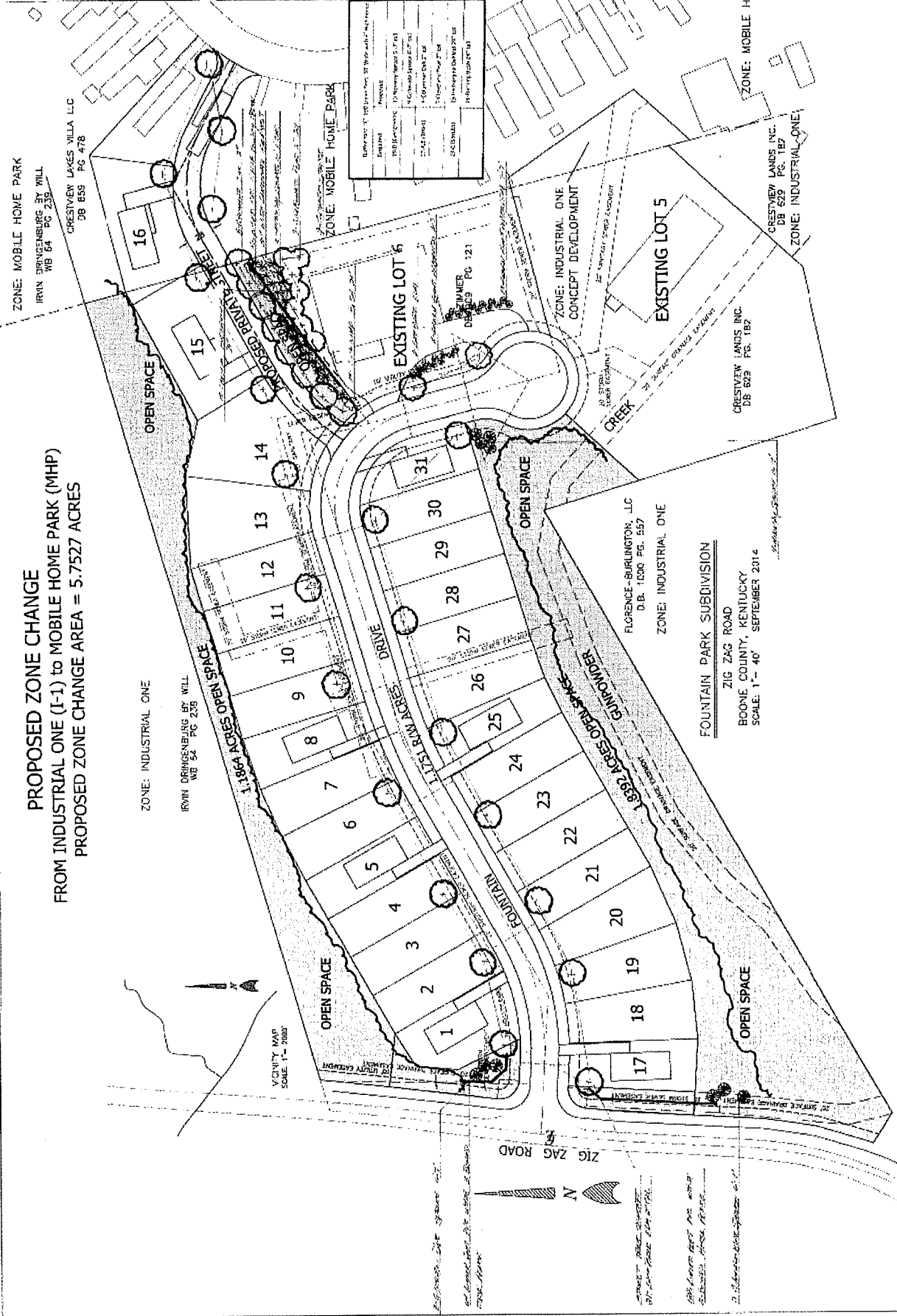
I, Sharon Buchanan, having been appointed to the office of Fiscal Court Clerk, do hereby certify that this is a true and accurate record of the actions taken by the Boone County Fiscal Court at the meeting of February 17, 2015.

  
\_\_\_\_\_  
Fiscal Court Clerk

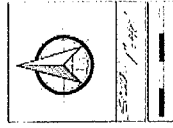
Date: 3/4/15



**PROPOSED ZONE CHANGE**  
FROM INDUSTRIAL ONE (I-1) TO MOBILE HOME PARK (MHP)  
PROPOSED ZONE CHANGE AREA = 5.7527 ACRES



Item	Quantity	Notes
1" x 4" x 8" Plywood	10000	For site preparation
2" x 4" x 8" Plywood	5000	For site preparation
4" x 4" x 8" Plywood	2000	For site preparation
6" x 6" x 8" Plywood	1000	For site preparation
8" x 8" x 8" Plywood	500	For site preparation
10" x 10" x 8" Plywood	250	For site preparation
12" x 12" x 8" Plywood	100	For site preparation
14" x 14" x 8" Plywood	50	For site preparation
16" x 16" x 8" Plywood	25	For site preparation
18" x 18" x 8" Plywood	10	For site preparation
20" x 20" x 8" Plywood	5	For site preparation
22" x 22" x 8" Plywood	2	For site preparation
24" x 24" x 8" Plywood	1	For site preparation



MOBILE HOME PARK  
IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

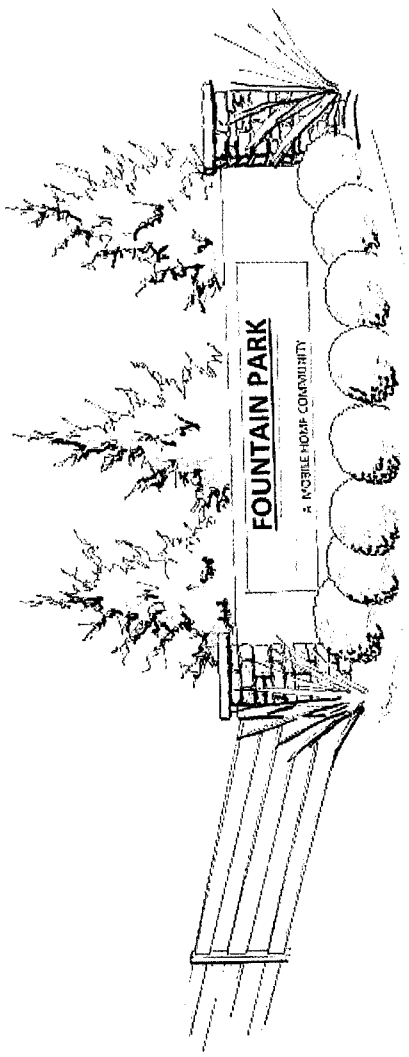
MOBILE HOME PARK

IRVIN DRINGENBURG BY WILL  
WB 64 PG 235

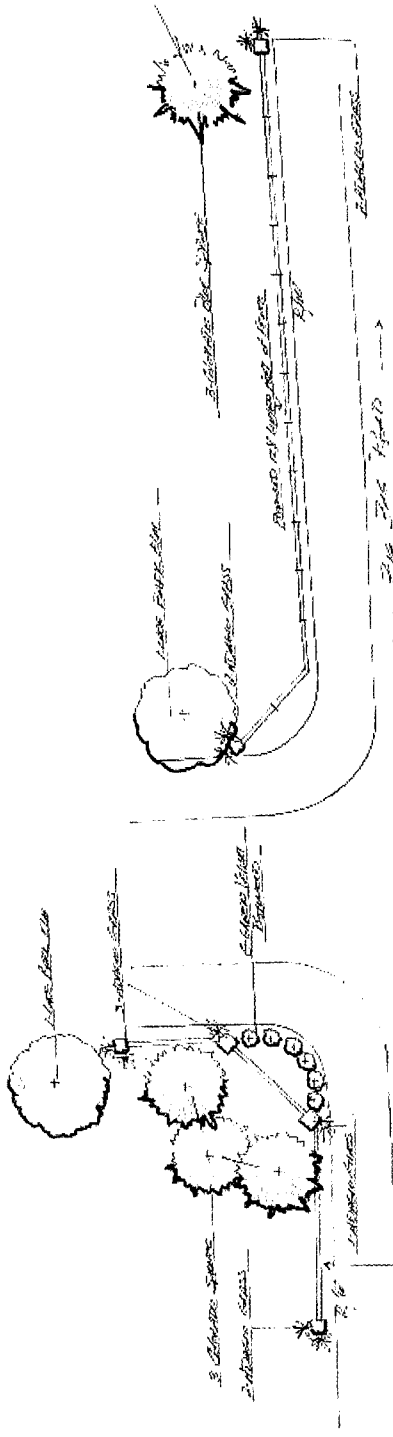
CRESTVIEW LAKES VILLA LLC  
DB 659 PG 478

MOBILE HOME PARK

**REVISED LANDSCAPE PLAN**



*Scale: 1/8" = 1'*



*Scale: 1/8" = 1'*

**REVISED ENTRY LANDSCAPE PLAN**