

ZONE CHANGE REQUEST FOR SKILCRAFT  
SHEETMETAL PROPERTY ON LIMABURG  
ROAD, BOONE COUNTY

This is a zone change request by D. Brigham Roberts, Agent for Skilcraft Sheetmetal Inc., owner for a 0.32 acre tract located at 1033 Limaburg Road, Boone County. This request is to change the current zoning of Commercial One, C-1 to Industrial One, I-1 for this tract. The current zoning of adjoining properties to the east and south is Industrial One, I-1. To the north is current Commercial One, C-1 zoning. And to the west is current Rural Suburban, R-S zoning.

This tract currently is not being used but contains a house to be removed. To the north and south is current Industrial useage. To the east is undeveloped farmland. And to the west is residential.

The Land Use Map of the Boone County Comprehensive Plan shows a planned future use of Industrial. To the north, east, and west is also planned as Industrial. While to the west is planned Recreation Land Use. The text of the Comprehensive Plan states on Page 3.5 of the text, "Continued development of the Northern Kentucky Industrial Park and Mineola Industrial Park as well as expansion of existing operations therein will provide a major source of growth. South of the Airport, north of KY 18, several industrial developments are underway in the absence of public sewers which will be included in the future Florence urban service area. Similar development has begun south of Donaldson Road, west of Turfway, east of the Airport. Industrial development is also currently planned in Walton adjacent the Southern Railway in the existing urban service area." Also on Page 3.15 of the plan it is stated, "Industrial uses, many of which have been recently constructed or committed, are planned along the north side of KY 18, backing up to Airport properties and expanding onto those lands as the opportunity develops. These uses will be compatible with Airport operations and have good transportation access, with minimal impact on residential development in the area."

A Concept Development Plan has been submitted showing a proposal to add around 15,000 square feet of additional area for manufacturing.

Also this property fronts on Old KY 237. The Transportation Element of the Plan on Page 4.4 states, "North of KY 18, Old KY 237 is planned for eventual termination between the industrial area fronting on the south end of the road and residential development further north. This would separate traffic flow between the two districts and eliminate conflicting or congesting through traffic."

Water currently is available to the tract from a 12 inch County Main along Limaburg Road.

Sanitary sewage disposal is available from a private on-site system. Plans to expand or provide a new system will need to be reviewed by local and state agencies for their approval.

In summary, should this Commission decide to recommend approval for and/or the Legislative Body approves this request, there is no necessary changes to the map or text of the Comprehensive Plan due to its conformity to the Plan.

*Alvin "Chip" Block*

Alvin "Chip" Block  
Zoning Enforcement Officer

Submitted: 7/27/83

ACB/sr

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARING #1

JULY 27, 1983

8:00 P.M.

Vice Chairman Viox called the Public Hearing to order at 8:07 P.M. Members present were: Messers, Felty, Barnett, Davis, Viox, Godsey, Collins. Staff members present were Mr. Wilson, Mr. Block Mrs. Sullivan, Mrs. Ryan, and Mrs. Baker. He then proceeded to the request of Everett S. Clinkenbeard for a zoning map amendment for a parcel containing 19+ acres located at 134 U.S. 42 Walton, KY to change from a zoning district of Agriculture Two (A-2) to Industrial Two (I-2).

Mr. Block presented the enforcement Officer's Report and located the property on the Map. Vice Chairman Viox asked if anyone was present on behalf of the request. Mr. Nick Benson, attorney, stepped forward and stated that he represented Mr. Clinkenbeard. He stated that Quality Forest Inc., has an option on the property, subject to the zone change. Mr. Benson presented copies of the Concept Development Plan to the Commissioners, and highlighted its features. Mr. Benson stated that lumber will be transported primarily by rail and to some extent by truck. Mr. Benson pointed out that the creek behind the property would not be affected by water runoff. He continued that the plant would treat lumber; he noted that the process was entirely self contained, and created no by-product or runoff into creeks or septic systems. Mr. Benson pointed out that the operation involved an odorless chemical component not sticky or objectionable as is creosote.

Mr. Benson stated that the site would generate approximately 12 truck trips per day, and would employ approximately 9 to 10 persons. He stated his opinion that traffic would not be a problem. He presented a sample of the chemical to be used, pointing out that it had no odor nor was it harmful to the skin, and created no air pollution problems. Mr. Benson pointed out that the site would generate 1 or 2 rail stops per day, which would mean that trains would be going slower. The impact on the septic system would be limited to use of the rest room by the employees. Mr. Benson stated that the compound used in the process contained three chemicals which comprised less than 1 percent of the total solution: (99% water, 1% Chromium, Copper Sulfate, and Arsenic Acid AS-205.

Mr. Benson stated that the EPA is pleased with plants in other locations. He said that the chemicals used would be shipped in tanks specifically appointed for transporting chemicals.

Mr. Benson stated that the grounds would be entirely fenced.

Mr. Benson quoted a newspaper article stating Mayor Ryan's approval of the project. Mr. Benson stated that jobs would be offered to unskilled local people and there would be a significant tax revenue.

Vice Chairman Viox asked if anyone else wished to speak in behalf of the project. No one responded. Vice Chairman Viox asked if there was anyone present in opposition. Charlie Fugate, of Old Lexington Pike, stated that he knew of no factory that had no odor. He expressed concern regarding truck traffic on Old Lexington Pike, which he noted has an 8 ton limit. He stated his objection to the zone change.

Charles Burchan, of Old Lexington Pike, added his objection. Steve Yeager, of 126 Old Lexington Pike, stated his objection to the factory, since it would be directly behind residences. He noted that trains are noisiest when they start and stop. Mrs. Joanie Yeager of 126 Old Lexington Pike, stated that she and her husband had purchased their property as an investment and expressed concern about a decline in the property's value as a result of the factory. Mrs. Yeager, a nurse, added that arsenic has no odor, and she noted that the long term effect of the chemical is not known. She continued that the little revenue the plant would produce had to be balanced by the impact it would have in the lives of the residents nearby. Mr. Jerry Lathan stated that a truck load of acid per month, approximately 3000 gallons per month, would be used. Mrs. Yeager stated that she lived 600 feet from the proposed project and expressed concern for the health of her child. She stated her opposition to the project. Mrs. Martin, of Old Lexington Pike, pointed out that noise was worsened by the echo characteristic of the area and stated her objection to the project. In response to a question, Mr. Lathan stated that the water and chemicals remain in the wood. He noted that only if the chemicals were drastically condensed could it cause ill effects. Mr. Daryl Martin pointed out that neighborhood children play freely in the area and expressed concern for their safety. Mr. Lathan stated that tests had been run on vapor from similar factories, to discover that less arsenic is released by the process than is released by a mature oak tree. He mentioned that the factory, because of the small quantity of waste generated, is exempted from EPA regulations. Mr. Lathan noted that the solution used in the process is 99% water, is not a petroleum derivative, is non-flammable. Mr. Jim Kraft expressed concern that water pressure would decrease to nearby homes. Mr. Richard Day, a railroad employee, stated his opinion that the operation would be supplied primarily by truck. He noted water to homes on Old Lexington Pike was furnished by Kenton County. Mr. Lathan then described in detail the entire treatment process to be used by the plant. Mr. Lathan then stated he would furnish to the Committee any and all documents requested concerning the chemicals, used in the process and plant safety. Mr. Fugate stated that he was concerned about accidents since Old Lexington Pike was very dangerous in winter, involving trucks transporting chemicals. Mr. Lathan stated that trucks especially designed to carry Chemicals which are less harmful than gasoline are used. Mr. Lathan stated that the plant would not substantially contribute to the noise, pollution, and odor in the area.

Mr. Benson stated that although he understood concerns

expressed by the residents, the owner had a right to develop his property. He pointed out that the Comprehensive Plan calls for future Industrial Use at the site. He pointed out that the proposed factory would be a better use than some other industrial use that could be built under the Zoning Regulations.

In response to Mr. Martin, Mr. Lathan stated that trains would maintain normal schedules. He stated that loading area would not be lit nor would chemical be received at night. Discussion followed. Mr. Benson invited the public to go to the Lexington plant for review of the operation. He stated that the address would be available at his office. Vice Chairman Viox declared the Public Hearing closed at 9:32.

#### PUBLIC HEARING #2

Vice Chairman Viox proceeded with the Public Hearing for the request of J.N. Dewitt, Agent for Akila J. Misali, to recommend a zone change on a 17.3 acre tract located at KY 18 and Tanners Lane, from present zone of Suburban Residential Two (SR-2) to Commercial Three (C-3). Mr. Block presented the Enforcement Officer's Report and located the property on the map. Vice Chairman Viox asked if the applicants were present. Mr. J.N. Dewitt stepped forward and presented a Concept Development Plan. He noted that future development on the site would be permitted C-3 uses, such as a Central Hardware type of operation, which are low traffic operations. Mr. Dewitt noted that as his Concept Development Plan, the owner would agree not to develop the following uses on the site, although otherwise permitted by the Zoning Regulations in Section 941 as principally permitted uses:

- Item: 6. Eating and drinking establishments including alcoholic beverages, entertainment, drive-in and fast food franchises;
- Item: 8. Sale of mobile homes;
- Item: 10. Food lockers including preparation facilities and individualized household goods storage lockers;
- Item: 11. Gasoline service stations, automobile repair, maintenance and wash services including autobody work, but excluding junk yards, wrecking or other storage.

Vice Chairman Viox asked if anyone were present in opposition. Mr. Drennan stepped forward and pointed out that no firm proposals for development of the tract had been presented. He expressed concern that traffic problems would develop along Tanners Lane.

Mr. Drennan pointed out that the developer had said nothing about the development of the portion remaining SR-2. Mr. Drennan stated that development on that site would be low income since it was across from commercial use. He noted that traffic flow along Highway 18 would be greatly increased. Mr. Drennan pointed out

that the existing water runoff problem which affected the nearby subdivision would be worsened by the proposed Commercial development. He noted that residents feared increased noise pollution resulting from increased traffic. Mr. Drennan stated that although the property is more valuable to the owner zoned commercial, the residents should be considered since they had been there first. He acknowledged that development of the proposed road would be considered an attraction to the City of Florence.

Mr. Charles Kenner, Center Park, stated his opposition to the zone change and cited his opposition based upon the fact that increased water runoff could not be accommodated by the existing system.

Henry Fedders, Mr. David Ransdell, 331 Center Park and Mr. Paul Collins, 355 stated their opposition for the same reason, anticipated water run off problems.

Mrs. Joan Kenner stated her objection and opposition to any expansion of the Burns Brothers Truck Stop. Mr. Scroggins, Center Park, stated his opposition as did Mr. Durrand, 502 Roster, and Mr. Greg Humphrey. In response to Mrs. Kenner, Mr. Dale Wilson stated that an additional Public Hearing would have to be held if conditions of the Concept Plan were changed. At Mr. Durrand's request, Mr. Block read the uses which would be permitted in the zone if items 6, 8, 10, and 12, were eliminated.

Mrs. Shirly Meihaus, 210 Center Park, stated her opposition to the zone change, since she feared it would disturb the peacefulness of the neighborhood. Mrs. Karen Veith, 200 Center Park, expressed her opposition, since truck traffic would divide residential areas.

Terry Godsey, 220 Center Park, expressed his objection to the zone change and asked that residents fight the proposed change.

In response to a question from the audience, Mr. Dewitt outlined alternatives which to his knowledge had been discussed relative to the relocation of Tanners Lane. He noted that no actual relocation was being considered in conjunction with his project. Mrs. Kenner stated that she had spoken to Mr. Misali and had been told that townhouses would be built on the area zoned SR-2.

Mr. Misali stepped forward and said that the property had been zoned commercial prior to the rezoning in 1980. He said that he would not want to lower property values in the area, and continued that any additional water run off would be taken care of by construction of water retention basins as needed.

Larry Barnett asked if what the applicant had submitted could be considered a Concept Development Plan. Mr. Wilson stated that it could. Mr. Dewitt noted that the truck stop could not expand due to the construction behind it. He continued that no definite plans were in mind for the property, and that the owners

were merely asking to have the property zoned back to its original zoning designation. Mr. Wilson pointed out that the City of Florence had met with Mr. Dewitt, and was considering requiring a 30 foot road width. Mr. Jack Collett and Mr. Yager expressed objection to the request on the basis of additional run off and noise pollution.

Mr. Drennan stated that the zone change would benefit the City, as a result of the new road and benefit the property owners, but that it would not benefit residents of the subdivision because no definite plans had been submitted for development of the property. Mr. Dritz presented a petition containing the signatures of residents in opposition to the zone change, which was accepted by Mr. Viox. Vice Chairman Viox asked if there were any further comments. Hearing none, he adjourned the Public Hearing at 10:35.

#### PUBLIC HEARING #3

Vice Chairman Viox proceeded to the request of Florence Christian Services, Inc. for a zoning map amendment for property containing 1.118 acres located at 300 Main Street, Florence, KY to bring the property in conformity with the Boone County Comprehensive Plan, to change the zone from Commercial Two (C-2), to Urban Residential Three/Planned Development (UR3-PD). Mr. Block presented the Enforcement Officer's Report and located the property on the map. Vice Chairman Viox asked if a representative were present. Mr. Fisk stepped forward and stated that he had nothing to say. Vice Chairman Viox asked if anyone else wished to speak in behalf of or in opposition to the project. No one responded. Vice Chairman Viox adjourned the Public Hearing at 10:41 P.M.

#### PUBLIC HEARING #4

Vice Chairman Viox proceeded to the request of D. Brigham Roberts, Agent for Skilcraft Sheetmetal Inc., for a Zoning Map Amendment for property containing 0.32 acres located at 1033 Limaburg Road, Burlington, Kentucky from a Commercial One (C-1) zoning district to a Industrial One (I-1) zoning district. Mr. Block presented the Enforcement Officer's Report.

Mr. Koenig introduced Mr. Anderson and Mr. Roberts and presented plans to the Commissioners. He stated that the purpose of the zone change was to permit an addition to Skilcraft. He continued that Phase I would begin this year; Phase II would begin next year.

Mr. Koenig outlined the property uses surrounding Skilcraft, and stated the Industrial use would be more compatible to existing land use in the area that Commercial Two (C-2), particularly as a result of Airport noise. Mr. Koenig presented a letter to Bruce Ferguson from Mr. Kroger which recommended a zone change in 1980 for Skilcraft. Vice Chairman Viox asked if anyone else wished to speak in opposition to, or in favor of, the request. No one responded. Vice Chairman Viox adjourned the Public Hearing at 10:51 P.M.

RESPECTFULLY SUBMITTED,

\_\_\_\_\_  
CLERK

APPROVED:

*Paul S. Rogers*  
\_\_\_\_\_  
CHAIRMAN

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

AUGUST 3, 1983

8:00 P.M.

Chairman Kroger called the meeting to order at 8:03 P.M. Fourteen (14) members were present. Mr. Felty was absent. Members of the staff present were; Ms. Sullivan, Mr. Block, Mr. Jenkins, Mr. Skees, and Mrs. Baker: Mr. Godsey moved to approved the minutes of July 20, 1983 and the Public Hearing minutes of July 27, 1983 with the correction of the word "not" added on page four, paragraph seven, line two. Mrs. Smith seconded, the vote carried unanimously.

BILLS:

Staff salaries and benefits; \$4,513.29. Boone Finance Health Insurance 82/83; \$3,117.90: B.C. Printing, envelopes; \$63.60: Boone County Recorder; \$1131.00. Mr. Jones moved to pay the bills. Mr. Barnett seconded; the vote carried unanimously.

REPORTS:

Mr. Godsey presented the Treasurer's Report. Balance on hand August 3, 1983, \$20,996.83; Certificated of Deposit \$20,000.00.

For the City of Florence, William Rieger, Building Inspector, issued 38 permits during July representing \$8,445.715.00 in estimated construction costs. Boone County Building Inspector, Conrad Tobergte, issued zoning and sign permits in the County totalling \$585.00 for the month of July.

Chairman Kroger reviewed the Convenience Plat Report submitted by Mr. Jenkins.

The Commission reviewed the Enforcement Officer's Report submitted by Mr. Block.

COMMUNICATION:

None.

Chairman Kroger proceeded to the Agenda beginning with new business.

Item One: Request of Spectape, Inc. for a revision to Concept Development Plan for a Zoning Map Amendment approved

March 3, 1982, Resolution No. R-3-83 for property located at 3625 Turfway, Erlanger, Boone County, Kentucky, zoned Industrial One (I-1) on a 25,7051 acre tract. Mr. Godsey moved to set Public Hearing date for August 24, 1983; Mr. Buse seconded. The vote carried unanimously.

Item Two: The request of B/Y Development Company for a zoning map amendment for property located 1,100 feet south of Turfway Road on Price Pike (S.R. 18) from its present zoning district of Urban Residential Two (UR-2) to Commercial Two and Commercial Three (C-2 & C-3), containing 48.674 acres. Mr. Buse moved to set Public Hearing date for August 24, 1983. Mr. Godsey seconded; the vote carried unanimously.

Item Three: Request of Timothy T. Hogan and Robert G. Schneider, for a zoning map amendment for property located at Dream Street, Florence, Kentucky from Office Two (O-2) to Commercial Two (C-2) zoning district, containing 2.8824 acres. Mr. Buse moved to set Public Hearing date for August 24, 1982. Mr. Godsey seconded; the vote carried unanimously.

Item Four: Request of Hugh Imfeld for a revision to Concept Development Plan for a Zoning Map Amendment approved October 6, 1982, Resolution No. R-18-82 for property located at Turfway Road and Ky. 18, Florence, Kentucky zoned Commercial Three (C-3), containing 13.4549 less 132,775 sq. ft. Mr. Buse moved to set Public Hearing date for August 24, 1983. Mr. Godsey seconded; the vote carried unanimously.

Item Five: Request of Sarah & Russell Stephenson for zoning Map amendment from Suburban Residential One (SR-1) to Commercial One (C-1) for a one-half acre tract located on US 25, Boone County, to bring non-conforming pre-existing use (Dairy Island Ice Cream) into conformity. Mr. Buse moved to set Public Hearing date for August 24, 1983. Mr. Godsey seconded; the vote carried unanimously.

Chairman Kroger requested Staff to set specific times for each Public Hearing, beginning at 7:00 P.M.

Chairman Kroger proceeded to the request of J.N. DeWitt, Agent for Akila J. Misali to recommend a zone change on a 17.3 acre tract from its present zone of Suburban Residential Two (SR-2) to Commercial Three (C-3). The property is located at Ky. 18 and Tanners Lane, Florence, Ky. Chairman Kroger read a letter from J. Dewitt requesting a two (2) week deferral. Mr. Buse moved for two week deferral. Mr. Jones seconded, the vote carried unanimously. Chairman Kroger noted the request would be heard August 17, 1983 and the applicant has waived time limitations on the request.

Chairman Kroger proceeded to the request of James A. Gallenstein for Site Plan Review for property located on Ky 18, Burlington Pike, Florence, Kentucky, zoned Commercial Three (C-3) on a 2 acre site, to build a Mini Mall Center. Mr. Block presented the Enforcement Officer's Report recommending a two week deferral due to an incomplete site plan. Mrs. Baker read the Committee Report recommending deferral. Chairman Kroger noted action could not be taken on an incomplete application. Mr. Viox moved for deferral. Mr. McMillian seconded; the vote carried unanimously.

Chairman Kroger proceeded to the request of Shoemaker Auto Body Inc., for Site Plan Review for property located at 123 Shoemaker Lane, Florence, Kentucky, zoned Commercial Services (C-3) on a .7 acre site, in order to build an addition to the body shop. Mr. Block presented the Enforcement Officer's Report recommending a deferral, until request is reviewed by the Boone Board of Adjustment. Ms. Baker read the Committee report recommending deferral. Mr. McMillian moved for a two week deferral. Mr. Godsey Seconded; the vote carried unanimously.

Chairman Kroger proceeded to the request of Michael Berling, for Improvement Plan Approval for property located at Evergreen Drive, Florence, Kentucky zoned Suburban Residential One (SR-1) for section number three (3) of the Evergreen Farms Subdivision, on a 6 acre site. Mr. Jenkins presented the Engineer's Report, recommending approval with the recommendation that sanitary sewer be no less than 5/10 % slope. Mrs. Baker read the Committee Report recommending approval. Mr. Viox moved to approve the request. Mr. Greene seconded; the vote carried unanimously.

Chairman Kroger proceeded to the request of Everett S. Clinkenbeard for a zoning map amendment on property located at 134 U.S. 25, Walton, Kentucky, from a zoning district of Agriculture Two (A-2) to Industrial Two (I-2), containing 20 acres. Mr. Block presented the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Chairman Kroger asked if there was anyone present to represent Mr. Clinkbeard. Mr. Benson stepped forward and stated he felt it was for the best interest of the County, by generating jobs and revenue, but that at this time he had not further comments. Chairman Kroger asked if anyone was in behalf of the request. No one responded. Chairman Kroger asked if there was anyone in opposition. Mr. Ed Drennon, Attorney for residents in opposition, stepped forward to outline concerns of citizens of the area. Mr. Drennon distributed copies of a map showing the road and railroad crossing in the area, pointing out that Mr. Benson had stated earlier that the railroad would be of great importance to the project. Mr. Drennon passed out picture and stated that three (3) to twelve (12) truck daily would be using the entrance from Chambers, crossing the tracks. Mr. Drennon stated that it was dangerous to move truck traffic across tracks. Mr. Drennon cited the possibility of tanker trucks bottoming out, and stopping on the tracks as concerns. He pointed out that the short distance between U.S. 25

and the tract, (approximately two (2) car lengths) was not enough room for a truck to wait for train traffic to pass. Mr. Drennon stated that a visit to a Lexington Plant revealed that 90% of the activity was truck traffic. He presented pictures from the site of lumber stacked at random on the bare ground. In response to a question, Ms. Sullivan noted that a plan had been submitted indicating the stacking area on the site. Mr. Drennon noted the eight (8) ton limit on Old Lexington Pike, and the ten (10) to twelve (12) ton limit on Chambers Road. Mr. Drennon presented a petition of Walton residents containing 163 signatures opposed to the project. He said that although Walton would benefit from water usage, the citizens are not particularly in favor of the plant. Mr. Drennon noted that the Comprehensive Plan was developed in 1980, and that because of the railroad tracks and development along U.S. 25 from the Industrial Park the site would eventually be Industrial. At the time the Comprehensive Plan was developed, he continued, they felt the area in question should remain residential and agriculture. Mr. Drennon stated that he did not think there had been a showing to the Commission, of any changes of economic, social, physical nature to warrant the zone change requested. The Plant in Lexington is in an Industrial Park. In Boone County, he continued, is an Industrial Park which has railroad access and roadways for truck traffic. Such traffic at this particular location would be a hazard as there are no lights or road guards, there is a possibility of a truck-train collision. Mr. Drennon compared assurances that no negative impact on the environment would occur as a result of the project, to assurances of the safety of the Zommer Nuclear Plant, which now has problems. Mr. Drennon stated that citizens along Chambers and Old Lexington Pike have to live there, and that the location of this plan is not proper. Mr. Drennon asked the Commission to take these factors into consideration and deny a recommendation. In response to Mr. Barnett, Mr. Drennon cited the distance between U.S. 25 and the railroad tracks as twenty (20) feet. In response to Mr. McMillian, Mrs. Yeager stated that the petition had been presented to the residents stating that its location was North of the City limits, the type of processing, and citing truck traffic concerns. In response to Mr. Neltner, the residents stated approximately eight (8) trains pass the location daily. Mr. Buse comments that the number was far in excess of eight (8).

Chairman Kroger asked if anyone else was present in opposition to the request. Mayor Ryan, speaking as a resident, stated that he had personally measured the distance between the tracks and U.S. 25 at seventy (70) feet--not enough room from semi-tractor trailers to clear. His understanding was that parallel lanes would be installed to accommodate traffic. Mr. Benson commented that such provisions were in the works and continued that if the state did not install parallel lanes, the applicant would in order to relieve citizen concerns. Mayor Ryan stated that he was not opposed to the request if the traffic issue was resolved.

Mrs. Castellini stepped forward and stated that the holding lane would have to be to the right of U.S. 25; she expressed concern for the approximately four (4) school buses a day passing the location. In response to a question, Ms. Sullivan noted that the Lexington Plant referred to had been built prior to Federal Regulations requiring a drip pad, and noted that the proposal provided a drip pad. In response to Mr. Viox, Mr. Benson explained that wood is stored in the stacker building during the 24 hour period during which a chemical change in the wood takes place, and then is moved to different locations on the property for storage. These areas would have a gravel base, comparable to an 84 lumber yard. Mr. Benson noted that Mr. Kroger was correct in pointing out that the wood would be randomly stored. Mr. Benson stated that the Company would store the lumber where ever the Commission directed. Mr. Benson pointed out that the Plant in Lexington was twice the size of the proposed plant, and is not a Quality Forest Product Plant. Mr. Buse stated that in his opinion granting the request would constitute spot zoning since it is not zoned industrial, and not adjoining property is industrial. Mr. Buse continued that the Commission had allocated certain areas to Industrial. Mr. Buse stated that at present there is no infrastructure at the site. He noted that Residential property values are decreased as Industrial properties are developed.

Mr. Barnett stated that he had no problem with Industrial use in that particular area, but felt that the traffic situation should be addressed. Mr. McMillian stated that he had stepped off the distance from U.S. 25 to the railroad tracks, and found it to be approximately 70 to 75 feet. He stated his agreement that property zoned Industrial should be utilized first, and continued that the traffic situation would have to be addressed by the developer. He said he saw nothing wrong with the lumber being stored on gravel base and stated that he would vote to recommend the zone change. Mr. Viox commented that there were many unanswered questions concerning lumber storage, screening as well as the questions raised by Mr. Buse. He moved to defer action until August 17, 1983 if time limitations permitted. Mr. Barnett seconded. Chairman Kroger called for discussion. Mr. Benson stated that he would agree to the deferral and waive the time limitation on action by the Commission because he felt that traffic access should be address more thoroughly than he was able to address at this time. Mr. Benson noted that the Plan in Lexington does not take advantage of the rail system. This Plant, however intends to use the railroad since that was the purpose of locating at this particular site rather than in the Industrial Park. Mr. Benson stated that he was working with the Highway Department and hoped to have further information in the near future. He continued that there was no reason for trucks to use Old Lexington Pike, and noted that since the traffic issue concerned only seven (7) or eight (8) trucks daily and nine (9) or ten (10) employees, it should be easily resolved. Mr. Benson noted that the words Mr. Drennon used were that a chemical plant was not wanted in Walton, he pointed out that the project was a wood treating plant, using a 99% water solution with 1% elements found in drinking water. He continued that the request was in

He continued that the request was in agreement with the Comprehensive Plan. He continued that although some might consider the project spot zoning, the process of conformance to the Comprehensive Plan must begin somewhere. He stated that he could be contacted at his office if anyone had a problem which needed to be addressed.

Mr. Drennon summarized by encouraging the Commission to visit the location, consider the ingress and egress, as well as the number and speed of passing trains. He encouraged the Commission to visit Lexington. He continued that the solution is a highly concentrated chemical that is not mixed until it reaches the site and stated that there is no proof from EPA that the substance is not dangerous.

Mr. Kroger asked for further comments; there was no response. He called for the vote on the motion, the vote for a two week deferral carried unanimously.

Chairman Kroger proceeded to the request of Florence Christain Services, Inc. for a zoning map amendment for property located at 300 Main Street, Florence, Kentucky to bring the property in conformity with the Boone County Comprehensive Plan containing 1.118 acres. Mr. Block presented the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Mr. Viox moved by Resolution that the request be approved and forwarded to the City of Florence, Mr. Jones seconded. The vote carried unanimously.

Chairman Kroger proceeded to the request of D. Brigham Roberts, Architect & Assoc. Inc., Agent for a zoning map amendment for property located at 1033 Limaburg Road, Burlington, Kentucky from Commercial One (C-1) zoning district to Industrial One (I-1) zoning district, containing .32 acres. Mr. Block presented the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Mr. Roberts stated he had no comment. Chairman Kroger asked if there was any opposition. No Comment. Mr. Collins moved by Resolution to recommend approval to the Boone Fiscal Court. Mr. Hasselbring seconded. Mr. Viox abstained due to Engineering involvement. The vote carried unanimously.

Chairman Kroger proceeded to the request of William H. Settle, Agent for Robert C. Kratz, M.D, for Site Plan Review, for property located at 1033 Limaburg Road, Burlington, Kentucky, from a Commercial One (C-1) zoning district to Industrial One (I-1) Zoning district, containing .32 acres. Mr. Block presented the Enforcement Officer's Report. Mrs. Baker read the Committee Report recommending approval. Mr. McMillian moved to approve the request. Mr. Godsey seconded. Mr. Viox abstained. The vote carried unanimously.

Chairman Kroger read a letter from Sharon A. Sullivan, Director of the Planning Commission resigning her position effective August 1, 1983. Chairman Kroger noted that the Executive Committee has asked Ms. Sullivan to stay until September 1, 1983. Chairman Kroger expressed the Committee's regret of Ms. Sullivan's resignation and wished her well in her future endeavor's. Chairman Kroger called for a motion. Mr. Hasselbring moved to accept and extend Ms. Sullivan's resignation through September 1, 1983. Mr. Jones seconded, the vote carried unanimously.

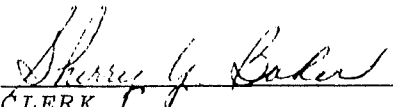
Mr. Buse moved to advertise Ms. Sullivan's position. Mr. McMillian seconded, The vote carried unanimously.

Mr. Viox moved to increase Staff salaries retro-active to July 1, 1983 approval of the budget. Mrs. Smith seconded, the vote carried unanimously.

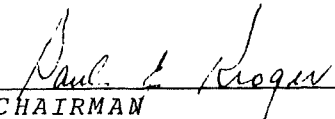
Mr. Viox moved to adjourn. Mr. Jones seconded, the vote carried unanimously.

The meeting adjourned at 9:31 P.M.

RESPECTFULLY SUBMITTED:

  
CLERK

APPROVED:

  
CHAIRMAN

COMMITTEE REPORT

DATE: AUGUST 3, 1983

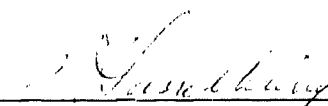
TO: BOONE COUNTY PLANNING COMMISSION

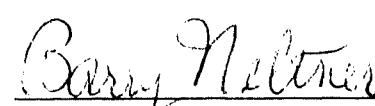
FROM: SCOTT HASSELBRING-CHAIRMAN

RE: Request of D. Brigham Roberts, Architect & Assoc. Inc. Agent, for a zoning map amendment for property located at 1003 Limaburg Road, Burlington, Kentucky from a Commercial One (C-1) Zoning district to Industrial One (I-1) zoning district, containing .32 acres.

CONCLUSION:


Based on a review of the plans submitted, of the Boone County Comprehensive Plan and the Staff Report, the Committee recommends approval finding that the proposed change is in agreement with the Boone County Comprehensive Plan.

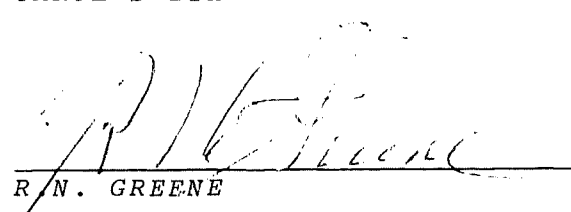
  
SCOTT HASSELBRING, Chairman

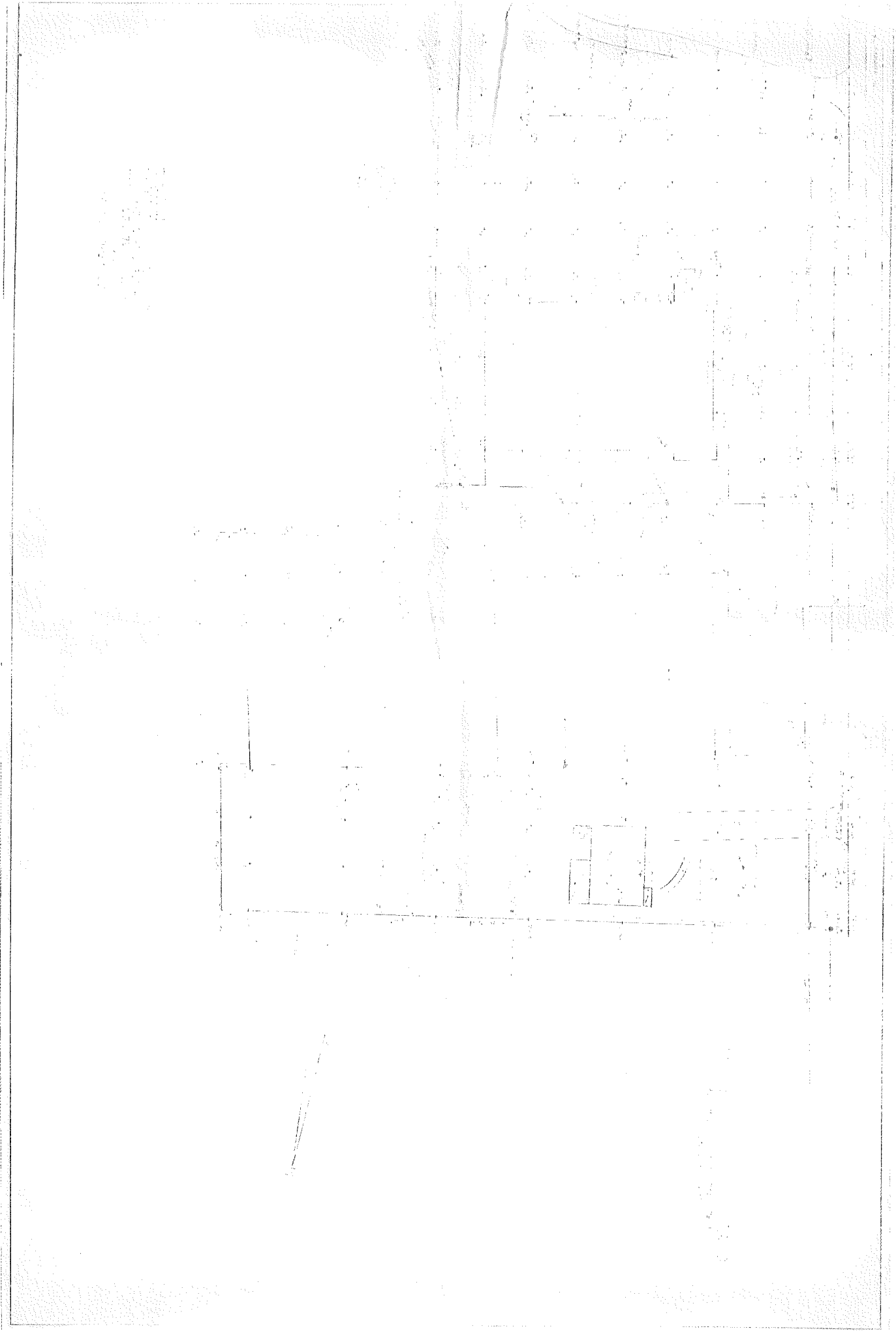
  
BARRY NELTNER

  
LARRY COLLINS

  
CAROL SMITH

  
CHARLES MITCHELL

  
R. N. GREENE

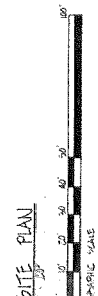
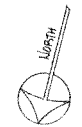
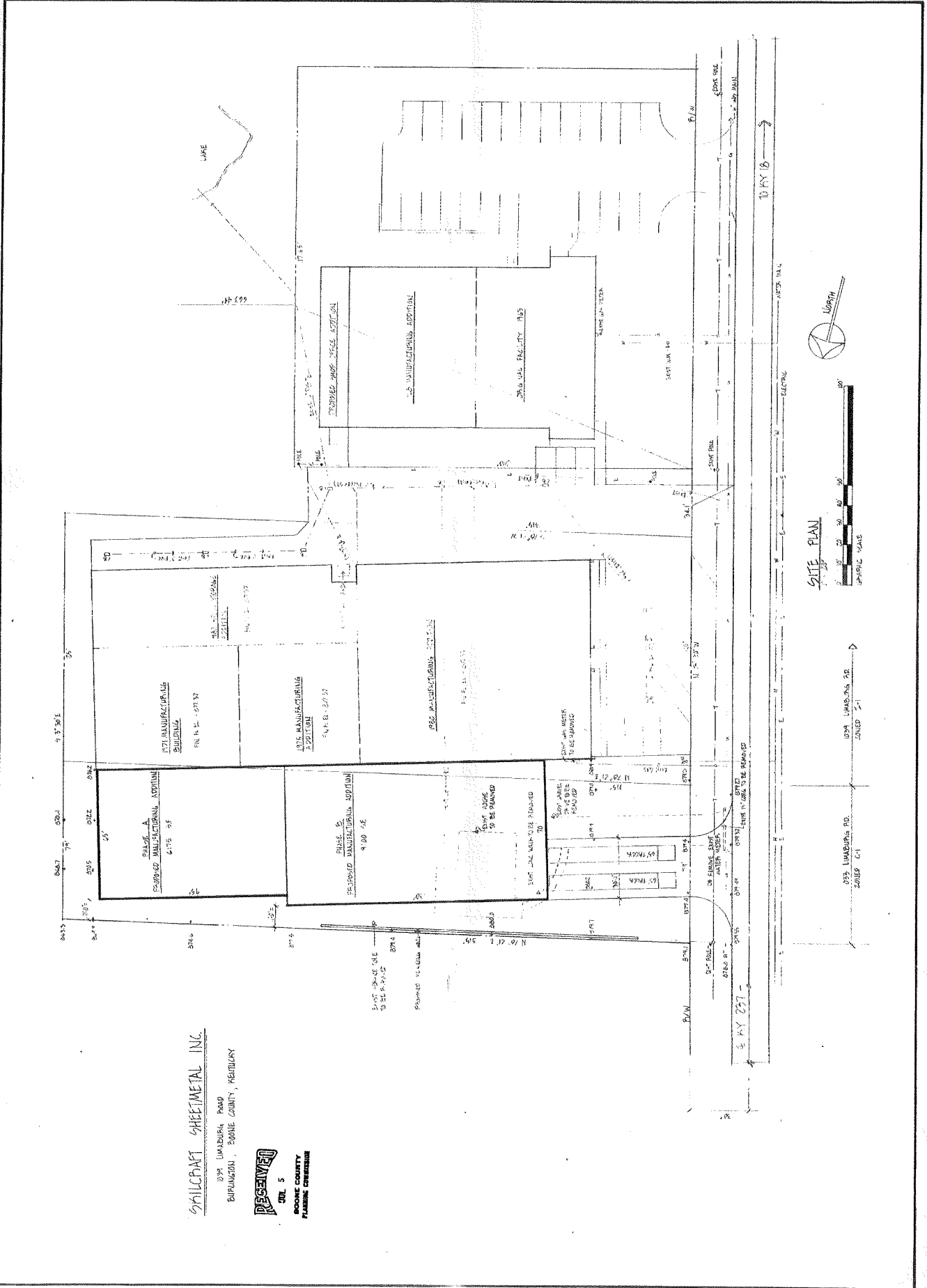


**d. brigham roberts architect & assoc.**  
 2819 dixie hwy, ft. mitchell, kentucky 41017  
 858-841-4000

no.	revision	date
		1/5/88

SKILCRAFT SHEETMETAL INC  
 PROPOSED MANUFACTURING ADDITION PHASE A & B  
 SITE PLAN

SCALE  
 1"=60'  
 3/2



**SKILCRAFT SHEETMETAL INC**  
 809 LUMBER RD  
 BURINGTON, BOONE COUNTY, KENTUCKY



PHASE A PROPOSED MANUFACTURING ADDITION BUILDING  
 PHASE B PROPOSED MANUFACTURING ADDITION  
 PHASE C PROPOSED MANUFACTURING ADDITION  
 PHASE D PROPOSED MANUFACTURING ADDITION  
 PHASE E PROPOSED MANUFACTURING ADDITION  
 PHASE F PROPOSED MANUFACTURING ADDITION  
 PHASE G PROPOSED MANUFACTURING ADDITION  
 PHASE H PROPOSED MANUFACTURING ADDITION  
 PHASE I PROPOSED MANUFACTURING ADDITION  
 PHASE J PROPOSED MANUFACTURING ADDITION  
 PHASE K PROPOSED MANUFACTURING ADDITION  
 PHASE L PROPOSED MANUFACTURING ADDITION  
 PHASE M PROPOSED MANUFACTURING ADDITION  
 PHASE N PROPOSED MANUFACTURING ADDITION  
 PHASE O PROPOSED MANUFACTURING ADDITION  
 PHASE P PROPOSED MANUFACTURING ADDITION  
 PHASE Q PROPOSED MANUFACTURING ADDITION  
 PHASE R PROPOSED MANUFACTURING ADDITION  
 PHASE S PROPOSED MANUFACTURING ADDITION  
 PHASE T PROPOSED MANUFACTURING ADDITION  
 PHASE U PROPOSED MANUFACTURING ADDITION  
 PHASE V PROPOSED MANUFACTURING ADDITION  
 PHASE W PROPOSED MANUFACTURING ADDITION  
 PHASE X PROPOSED MANUFACTURING ADDITION  
 PHASE Y PROPOSED MANUFACTURING ADDITION  
 PHASE Z PROPOSED MANUFACTURING ADDITION