

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

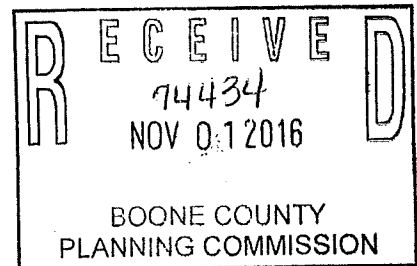
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

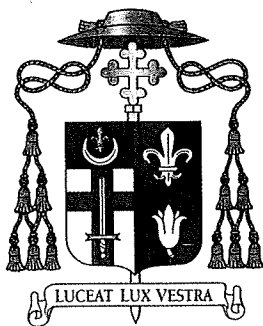
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project MARY QUEEN OF HEAVEN
2. Location of Project 1150 DONALDSON ROAD
3. Total Acreage of Site 15.68
4. Current Zoning of Site PF/PD/HDO
5. Proposed Zoning (Classification being requested) N/A
6. Proposed Uses (please specify each use) REPLACE EXISTING MANUAL CHANGEABLE COPY SIGN W/ NEW ELECTRONIC MESSAGE CENTER
7. Names of Applicant(s) JOHN DIERSING
Phone No. 526-9966 Fax No. 526-0304 E-Mail JDIERSING.QUALITYSIGN@FUSE.NET
Address of Applicant(s) 1530 PRODUCTION DR.
BURLINGTON, KY 41005
City State Zip
9. Name of Property Owner(s) ROGER J. FOYS, BISHOP OF COVINGTON
Phone No. 859-392-1512 Fax No. 859-392-1508 E-Mail CQUIGLEY@COVINGTONDIOCESE.ORG
Address of Property Owner(s) 401 EAST 20TH STREET
COVINGTON KY 41015-0550
City State Zip
11. Proposed Building Intensities (please specify) N/A
12. Are there any existing buildings on the site? N/A
How many?
13. Deed Book 86 Page No. 331 Group No. 2022
14. Are you also applying for:
Conditional Use Permit
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)





DIOCESE OF COVINGTON

Office of the Bishop

1125 Madison Avenue, Covington KY 41011-3115

Phone: (859) 392-1512 • Fax: (859) 392-1508

25 October 2016

Reverend Kevin J. Kahmann
Pastor
Mary, Queen of Heaven Parish
1150 Donaldson Highway
Erlanger, KY 41018

Dear Father Kahmann:

I acknowledge receipt of your letter of October 7, 2106 relative to your request to upgrade the present sign/marquee for your parish and school that is located alongside Donaldson Highway. You wish to install a digital sign in its place. The cost is estimated to be around \$35,000.

I see no objection to your request. The money is on hand and no debt would be incurred. I ask that you contact Mr. Donald Knochelmann, Director of Buildings and Properties in the Diocese, who has had experience with installing this type of sign in some of our other parishes.

Be assured of my prayers, Father Kevin, especially during this extraordinary Jubilee Year of Mercy. Please, pray for me.

Yours fraternally in the Lord,

Most Reverend Roger J. Foyes, D.D.
Bishop of Covington

C Very Reverend Daniel L. Schomaker, *Vicar General*
Very Reverend Ryan L. Maher, *Vicar General*
Reverend Ryan L. Stenger, *Administrative Assistant to the Bishop*
Mrs. Jamie N. Schroeder, *Chancellor*
Mr. Donald Knochelmann, *Diocesan Director of Buildings and Property*
Mr. Dale Henson, *Diocesan Chief Financial Officer*

EXHIBIT

“A”

STAFF REPORT

Request of John Diersing, Quality Signs (applicant) for Roger J. Foys, Bishop of Covington (owner) for a Zoning Map Amendment for a Special Sign District for a 15.68 acre tract located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School). The request is for a Special Sign District in a Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) zone to allow a monument sign with an electronic message center.

December 7, 2016

REQUEST

The applicant is requesting a Zoning Map Amendment for a Special Sign District to replace their existing free standing sign with manually changeable copy with a new monument style sign with an electronic message center. The existing free standing sign is 50 s.f. and approximately 11' high. An 8'-5" high and 55.6 s.f. monument sign with a brick base is proposed with an electronic message center. The applicant is requesting that the electronic message center would have the ability to display full color.

SITE HISTORY (SIGNAGE)

July 5, 1991, Sign Permit approved for two (2) entry monument signs.

August 11, 1993, the BCBOA approved a variance for an increase from 32 s.f. to 50 s.f. for their proposed free standing sign.

April 14, 1994, Sign Permit approved for the above referenced variance.

June 6, 2005, Design Review approval for signage on the entry monument walls at all three access points (two along Donaldson and one along Turfway).

June 8, 2005, Sign Permit approved for the above referenced Design Review.

ADJACENT ZONING AND LAND USES

North: Property owned by Johnson at the corner of Turfway and Queens Ct. (I-1CD)

East: Single family and multi-family properties along Queensway Dr. (UR-2)

South: Across Donaldson Hwy. - Property owned by the Passionist Nuns of the Diocese of Covington (PF/PD/HDO) and Vinings Trace, LLC (UR-1/O-2/C-1/PD/HDO)

West: Across Turfway Road - Properties zoned I-1, C-1/PD/HDO & C-3/PD/HDO

APPLICABLE SIGN REGULATIONS

Section 3400 of the Boone County Zoning Regulations states that the purpose of the sign article is to coordinate the type, placement and physical dimensions of signs within the different zones; to recognize the commercial communication requirements of all sectors of the business community; to recognize free speech; to encourage the innovative use of design through Special Sign Districts. Furthermore, this article is intended to protect property values, create a more attractive economic and business climate, and enhance and protect the physical appearance of the community. Lastly, this article is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, and generally enhance community development.

Section 3430 of the Boone County Zoning Regulations lists electronic message boards and electronic display screens as a Conditional Use in C-1, C-2, C-3, C-4, PF and R zoning districts. Such message signs must conform to Article 2, Sections 260-267, inclusive, of this order, and further shall be subject to the following minimum standards and requirements:

- (2). Electronic message boards and electronic display screens as conditional uses, shall conform, at minimum to the following requirements:
 - a. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50)% of the permitted sign area can be used as an electronic message board or electronic display screen.
 - b. All such message boards and screens shall meet the minimum standards of the Kentucky Transportation Cabinet and any other controlling local, state, or federal agency.
 - c. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.
 - d. Apparent motion of the visual message, caused by, but not limited to, the

illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.

- e. The message displayed on the board or screen must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.
- f. Such message boards and screens shall have a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.
- g. Full color and monochrome message boards shall meet the follow(ing) pixel pitch requirements:

A 19 mm pixel pitch or better resolution shall be required when the top of the message board is located 30 feet or less above grade.

A 25 mm pixel pitch or better resolution shall be required when the top of the message board is located more than 30 feet above grade.

Note: The pixel pitch requirements shall not apply to price boards (gas prices, hotel room rates, and other similar fixed price displays).

Section 3440 of the Boone County Zoning Regulations allows for the creation of special sign districts with the appropriate legislative body's approval. The effect of a special sign district shall be to modify requirements, regulations, and procedures for signs included as part of the district. The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development.

RELATIONSHIP TO HOUSTON-DONALDSON STUDY

This site is within Subarea Seven of the Houston-Donaldson Study.

The Houston-Donaldson Study Special Sign Regulations state:

"The purpose of the Special Sign Regulations is to allow the Study Area to have sufficient signage for business purposes, while avoiding clutter and maintaining the character of the Houston Road and Donaldson Highway corridors. These regulations are also referenced in Article 34 of the Boone County Zoning Regulations. Proposals that meet the Special Sign Regulations can proceed directly to the Sign Permit review process with Boone County Planning Commission Staff (see Section 3405 of the Boone County Zoning Regulations). Proposals that do not meet the Special Sign Regulations shall be reviewed through either the Design Review, Concept Development Plan, Variance, or Special Sign District application processes (see Administrative Section for more information)."

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Public/Institutional uses. This designation is described as:

Public/Institutional (P) - Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.

The Land Use Element text within the 2010 Boone County Comprehensive Plan (Houston-Donaldson/Mall Road) makes no specific reference to this site.

The Land Use Element does refer to signage by stating:

"Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor (Design, Signs, and Historic Preservation, p.164)."

The Public Services and Facilities Element states that Mary Queen Of Heaven is one of seven private or parochial schools in Boone County. The school teaches grades PS-8 and has an enrollment of 260 students (Private Schools, pg. 132).

The 2010 Boone County Comprehensive Plan's 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. Proper design principles shall be applied in development ("Overall," Objective 3).

STAFF COMMENTS

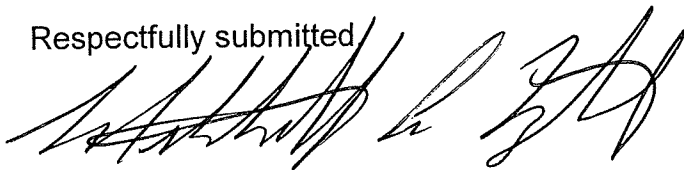
1. The proposed sign is shown with a brick base that matches the color of the buildings on the site. Staff recommends that the brick monument base be at least as wide as the sign.
2. The Boone County Planning Commission and Fiscal Court should analyze the following passages from the Boone County Zoning Regulations and Boone County Comprehensive plan before acting on the request:

- A. Section 3440 of the Zoning Regulations states that the purpose of a Special Sign District shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development.
- B. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts on the visual appearance of a development or corridor ("Design, Signs, and Historic Preservation," pg. 164).

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment and Sections 3440 (Special Sign Districts) of the zoning regulations. The Future Land Use Map will not need to be amended if the request is approved.

Respectfully submitted

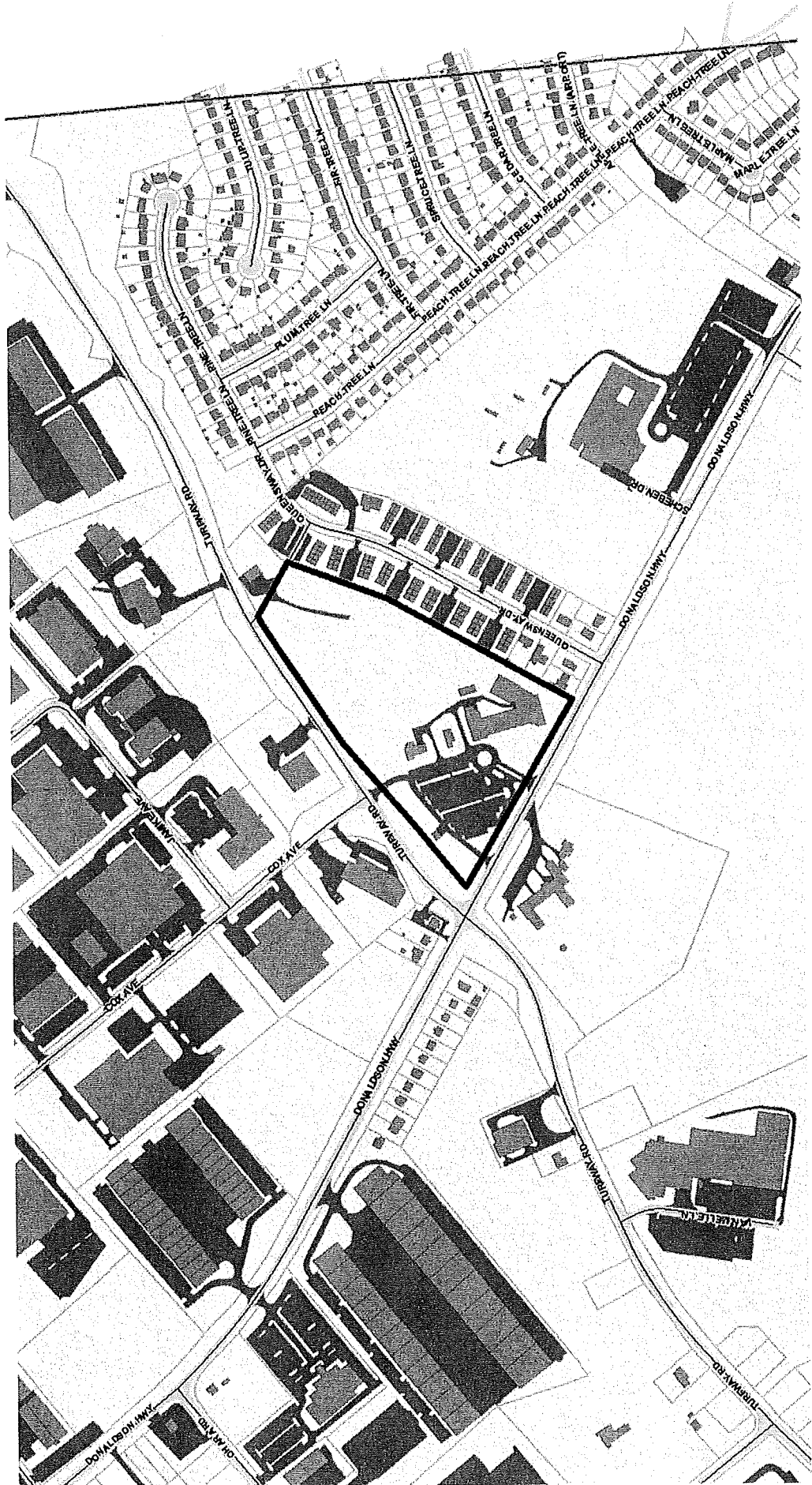


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

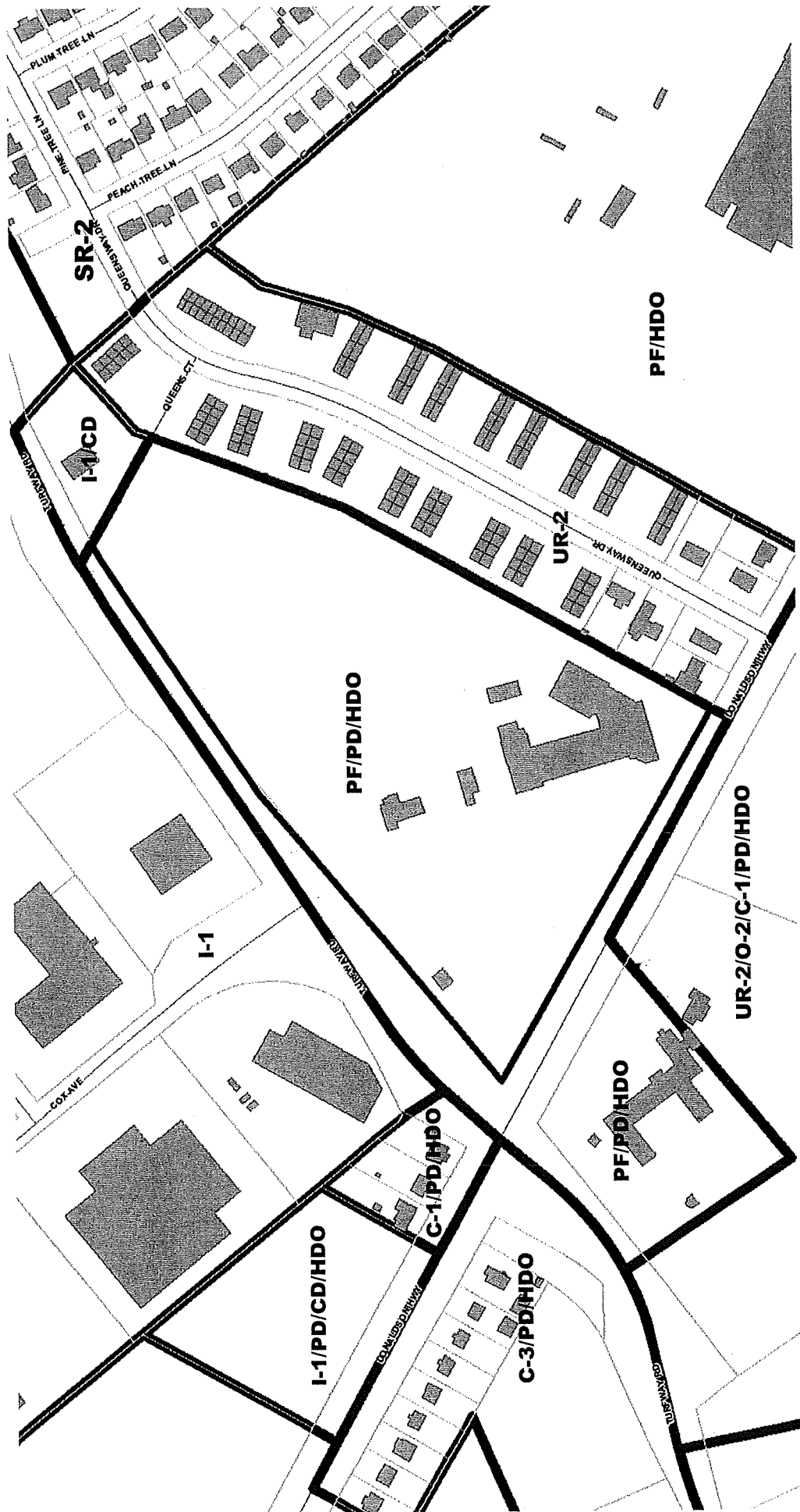
MAL/ss

Attachments:

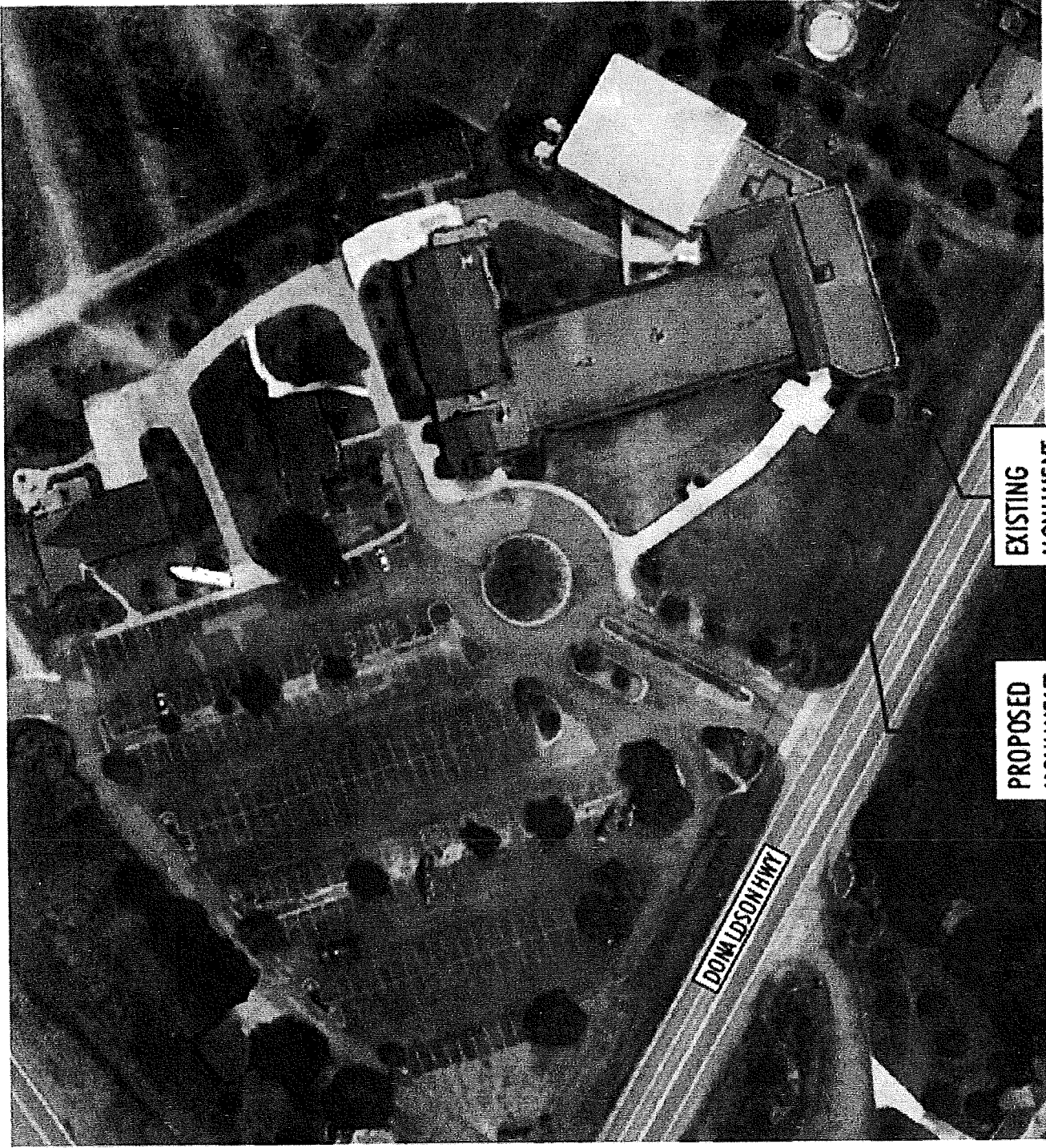
- Vicinity Map
- Zoning Map
- Proposed Sign Location Map
- Proposed Sign Drawing
- Existing Sign Drawing
- KYTC Email Comments
- Application



VICINITY MAP



ZONING MAP



EXISTING
MONUMENT
SIGN TO BE
REMOVED

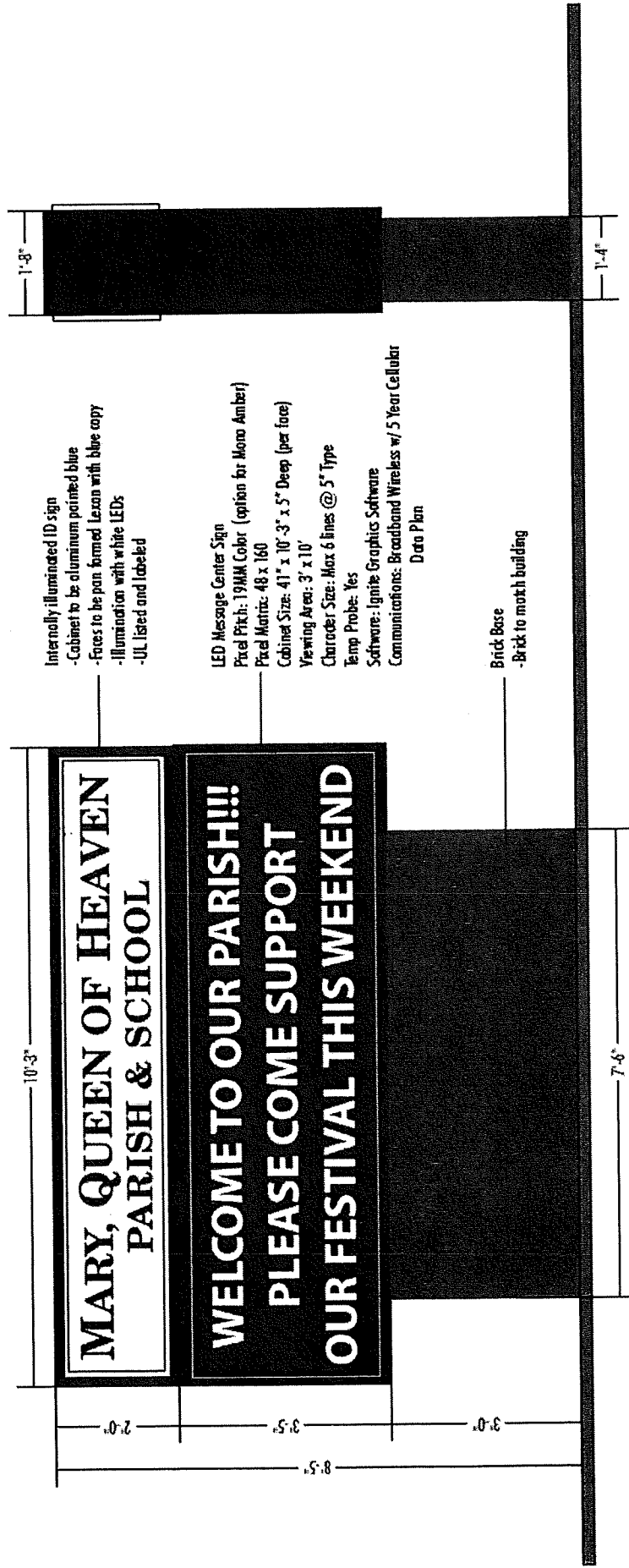
PROPOSED
MONUMENT
SIGN

DOMINION HWY

PROPOSAL

Monument Sign

Furnish and install one (1) double faced monument sign
Existing sign to be removed and disposed of



**PROPOSED MONUMENT SIGN (8'-5" high & 55.6 s.f. total) WITH
ELECTRONIC MESSAGE CENTER (35.1 s.f.)**

MARY, QUEEN OF HEAVEN
PARISH & SCHOOL

BASKETBALL TONITE 6:30
BOOK FAIR SATURDAY
8:00AM - NOON

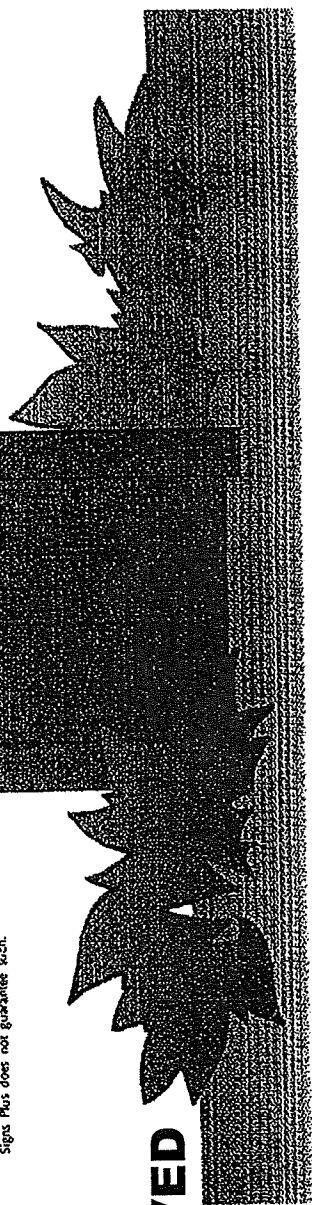


SIGNS PLUS
800-848-4262

This color sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such.

ADVERTISER
5' x 10' with 6' Legs

**EXISTING SIGN
VARIANCE APPROVED
8/11/1993**



Mitch Light

From: Arlinghaus, Matt J (KYTC-D06) <Matt.Arlinghaus@ky.gov>
Sent: Monday, November 21, 2016 10:21 AM
To: Callan-Ramler, Carol A (KYTC-D06); Mitch Light
Cc: Menetrey, Daniel A (KYTC-D06); Bogen, Matthew (KYTC-D06)
Subject: RE: Boone Co. Planning: MQH Special Sign District

The District would prefer if this sign was not located on right of way, if that is not possible, then out of the clear zone. It appears the existing sign is not on right of way, so if the new sign is in a similar location and similar distance off the shoulder, it would be fine and no permit would be needed. Old plans from 1943 indicate a 100 foot total right of way

Thanks,

Matthew J. Arlinghaus, P.E.
Branch Manager - Engineering Support
KYTC, Dept of Hwys, District 6
(859) 341-2707, ext 311
Matt.Arlinghaus@ky.gov

This transmission is sent on behalf of the Kentucky Transportation Cabinet and may be privileged, proprietary, or confidential. It is intended only for the intended recipient. If you are not the intended recipient or a person responsible for delivering this transmission to the intended recipient, you shall not disclose, copy, or distribute this transmission or take any action in reliance on it. If you have received this transmission in error, please notify us immediately by telephone at (859) 341-2700, by facsimile transmission at (859) 341-3661, or by e-mail at Matt.Arlinghaus@ky.gov. Please dispose of and delete this transmission. Thank you.

From: Bogen, Matthew (KYTC-D06)
Sent: Monday, November 14, 2016 4:35 PM
To: Callan-Ramler, Carol A (KYTC-D06) <Carol.Callan-Ramler@ky.gov>; milight@boonecountky.org
Cc: Menetrey, Daniel A (KYTC-D06) <Daniel.Menetrey@ky.gov>; Arlinghaus, Matt J (KYTC-D06) <Matt.Arlinghaus@ky.gov>
Subject: RE: Boone Co. Planning: MQH Special Sign District

Thanks Carol.

Mitch, I'm about to head out of town for several weeks. Unfortunately I have not had a chance to look over this yet. I'll have Matt Arlinghaus follow up with you.

Matt Bogen, PE
KYTC District 6
Permits Section Supervisor
Phone: (859) 341-2700 x307
Cell: (859) 462-8718

From: Callan-Ramler, Carol A (KYTC-D06)
Sent: Monday, November 14, 2016 2:14 PM
To: Bogen, Matthew (KYTC-D06) <Matthew.Bogen@ky.gov>
Cc: Menetrey, Daniel A (KYTC-D06) <Daniel.Menetrey@ky.gov>
Subject: Boone Co. Planning: MQH Special Sign District

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

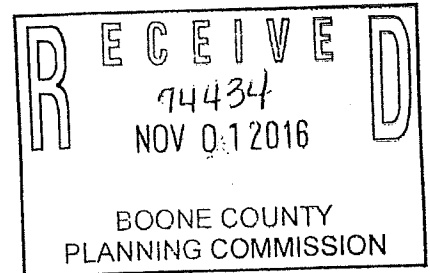
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project MARY QUEEN OF HEAVEN
2. Location of Project 1150 DONALDSON ROAD
3. Total Acreage of Site 15.68
4. Current Zoning of Site PF/PD/HDO
5. Proposed Zoning (Classification being requested) N/A
6. Proposed Uses (please specify each use) REPLACE EXISTING MANUAL CHANGEABLE COPY SIGN W/ NEW ELECTRONIC MESSAGE CENTER
7. Names of Applicant(s) JOHN DIERSING
Phone No. 525-9966 Fax No. 525-0304 E-Mail JDIERSING.QUALITYSIGN@FUSE.NET
8. Address of Applicant(s) 1530 PRODUCTION DR.
BURLINGTON, KY 41005
City State Zip
9. Name of Property Owner(s) ROGER J. FOYS, BISHOP OF COVINGTON
Phone No. 859-392-1512 Fax No. 859-392-1508 E-Mail CQUIGLEY@COVINGTONDIOCESE.ORG
10. Address of Property Owner(s) 401 EAST 20TH STREET
COVINGTON KY 41015-0550
City State Zip
11. Proposed Building Intensities (please specify) N/A
12. Are there any existing buildings on the site? N/A
How many? _____
13. Deed Book 86 Page No. 331 Group No. 2022
14. Are you also applying for:
_____ Conditional Use Permit
_____ 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: Kim Patton, Chairman

DATE: January 4, 2017

RE: Request of John Diersing, Quality Signs (applicant) for Roger J. Foys, Bishop of Covington (owner) for a Zoning Map Amendment for a Special Sign District for a 15.68 acre tract located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School). The request is for a Special Sign District in a Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) zone to allow a monument sign with an electronic message center.

REMARKS:

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

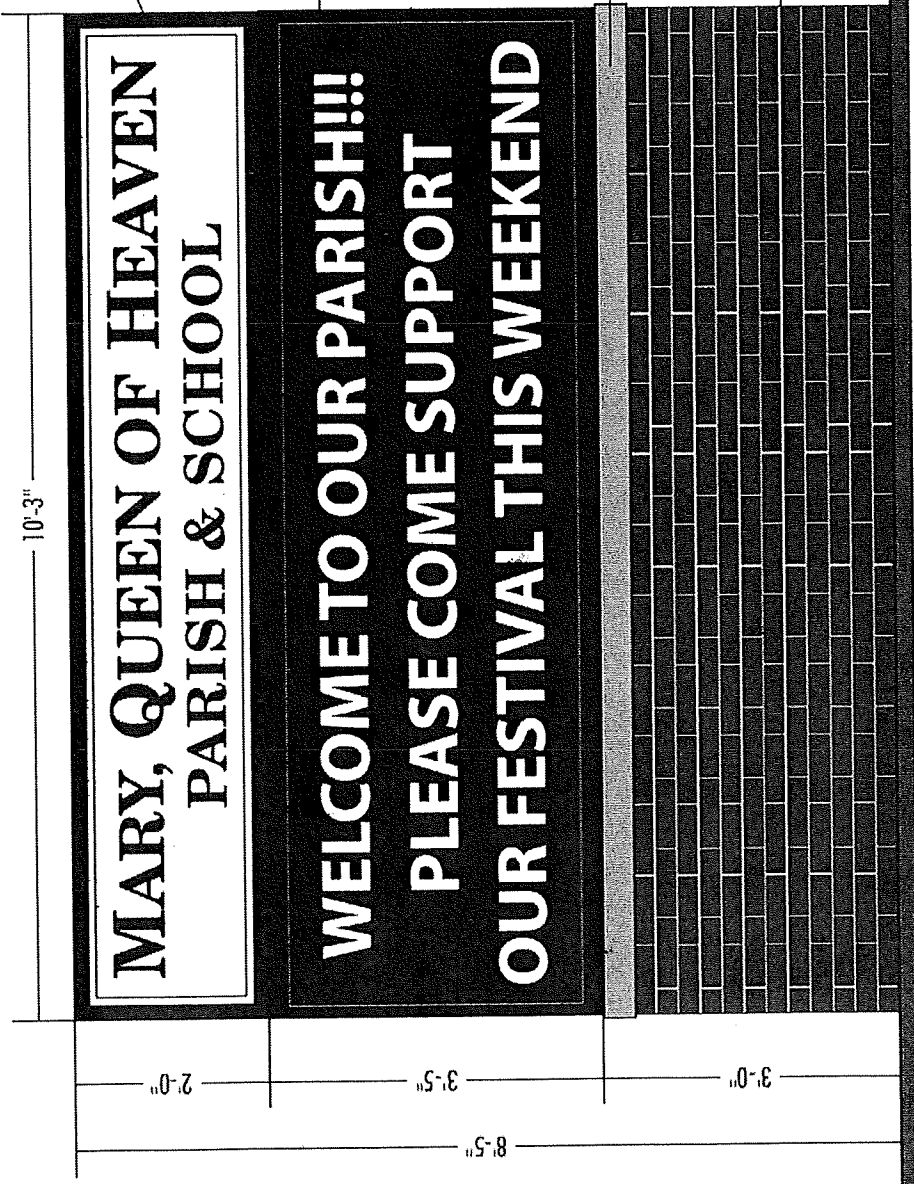
FINDINGS OF FACT

1. The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Public/Institutional uses. This designation is described as "Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."
2. The Committee has concluded that the proposal is in agreement with the following 2010 Boone County Comprehensive Plan's Goals and Objectives:
 - A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
 - B. Proper design principles shall be applied in development ("Overall," Objective 3).
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 and of the Boone County Zoning Regulations. 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 electronic message center shall only display still photos and alphanumeric messages. The messages shall not contain any apparent motion (video, flashing messages, scrolling messages, running messages, moving patterns or boards of light, illusion of moving objects, rotating shapes or similar animation effects, etc.).
2. Any message displayed on the electronic message center shall be displayed for a minimum of ten (10) seconds.
3. The electronic message center shall have a 19 millimeter pixel pitch or better resolution.
4. The electronic message center shall be equipped with a photocell or dimmer and the messages shall dim as the sky gets darker.
5. The overall sign shall meet the monument sign definition found in the Boone County Zoning Regulations. The monument sign base shall be the full width of the sign cabinet and constructed with brick and a masonry sill that matches the details of the church/school building.
6. The background color for alphanumeric messages shall be a darker color such as blue, black or dark green.

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.



**MARY, QUEEN OF HEAVEN
PARISH & SCHOOL**

**WELCOME TO OUR PARISH!!
PLEASE COME SUPPORT
OUR FESTIVAL THIS WEEKEND**

- Internally illuminated ID sign
- Cabinet to be aluminum painted blue
- Faces to be pan formed Lexan with blue copy
- Illumination with white LEDs
- UL listed and labeled
- LED Message Center Sign
- Pixel Pitch: 19MM Color (option for Mono Amber)
- Pixel Matrix: 48 x 160
- Cabinet Size: 41" x 10'-3" x 5" Deep (per face)
- Viewing Area: 3' x 10'
- Character Size: Max 6 lines @ 5" Type
- Temp Probe: Yes
- Software: Ignite Graphics Software
- Communications: Broadband Wireless w/ 5 Year Cellular Data Plan
- Limestone Cap
- Brick Base w/ Limestone Cap
- Brick to match building

REVISED MONUMENT SIGN

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Greg Breetz, Chairman, Mitch Light, Staff

2. Request of **John Diersing, Quality Signs (applicant)** for **Roger J. Foys, Bishop of Covington (owner)** for a Zoning Map Amendment for a Special Sign District for a 15.68 acre tract located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School). The request is for a Special Sign District in a Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) zone to allow a monument sign with an electronic message center.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The applicant is requesting a Zoning Map Amendment for a Special Sign District to replace their existing free standing sign with manually changeable copy with a new monument style sign with an electronic message center. The existing free standing sign is 50 square feet and approximately 11 feet high. An 8' 5" high and 55.6 square foot monument sign with a brick base is proposed with an electronic message center. The applicant is requesting that the electronic message center have the ability to display full color. Mr. Light mentioned that the Boone County Board of Adjustment approved a sign variance from 32 square feet to 50 square feet for the applicant's existing free standing sign in 1993. He identified the adjacent land uses and zoning. The Future Land Use Map recommends Public/Institutional Use for the site. He showed photographs of the site. The proposed sign will be moved closer to the second entrance on Donaldson Road. A drawing of the existing sign was shown. It is 5' x 10' in size with six foot legs with manual changeable copy. It will be 8 feet 5 inches high. The electronic message center measures 35.1 square feet of the overall 55.6 square feet. In regard to applicable regulations, Section 3430 of the Boone County Zoning Regulations lists electronic message boards and electronic display screens as a Conditional Use in C-1, C-2, C-3, C-4, PF and R zoning districts. The site is in PF but it is located in the Houston Donaldson Study area.

Mr. Light explained that electronic message boards and electronic display screens as conditional uses shall conform, at minimum, to the following requirements:

- a. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50)% of the permitted sign area can be used as an electronic message board or electronic display screen. The proposed sign is about 63%.
- b. All such message boards and screens shall meet the minimum standards of the Kentucky Transportation Cabinet and any other controlling local, state, or federal agency.
- c. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

- d. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.
- e. The message displayed on the board or screen must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.
- f. Such message boards and screens shall have a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.
- g. Full color and monochrome message boards shall meet the follow(ing) pixel pitch requirements: a 19 mm pixel pitch or better resolution shall be required when the top of the message board is located 30 feet or less above grade.

Note: The pixel pitch requirements shall not apply to price boards (gas prices, hotel room rates, and other similar fixed price displays).

Section 3440 of the Boone County Zoning Regulations allows for the creation of special sign districts with the appropriate legislative body's approval. The effect of a special sign district shall be to modify requirements, regulations, and procedures for signs included as part of the district.

This site is located within Subarea Seven of the Houston-Donaldson Study. The Houston-Donaldson Study Special Sign Regulations state:

"The purpose of the Special Sign Regulations is to allow the Study Area to have sufficient signage for business purposes, while avoiding clutter and maintaining the character of the Houston Road and Donaldson Highway corridors. These regulations are also referenced in Article 34 of the Boone County Zoning Regulations. Proposals that meet the Special Sign Regulations can proceed directly to the Sign Permit review process with Boone County Planning Commission Staff (see Section 3405 of the Boone County Zoning Regulations). Proposals that do not meet the Special Sign Regulations shall be reviewed through either the Design Review, Concept Development Plan, Variance, or Special Sign District application processes.

Further, the Land Use Element of the 2010 Comprehensive Plan makes no specific reference to the site in question. The Land Use Element does refer to signage by stating, "Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of

motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor.”

The Public Services and Facilities Element states that Mary Queen Of Heaven is one of seven private or parochial schools in Boone County. The school includes grades PS-8 and has an enrollment of 260 students.

In terms of Staff Comments, the proposed sign is shown with a brick base that matches the color of the buildings on the site. Staff recommends that the brick monument base be at least as wide as the sign. The Boone County Planning Commission and Fiscal Court should analyze the following passages from the Boone County Zoning Regulations and Boone County Comprehensive plan before acting on the request: Section 3440 of the Zoning Regulations states that the purpose of a Special Sign District shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development and the overall design of the area as stated previously.

In conclusion, the request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment and Sections 3440 (Special Sign Districts) of the zoning regulations. The Future Land Use Map will not need to be amended if the request is approved. Mr. Light mentioned that a letter has been received from the Kentucky Transportation Cabinet. The Transportation Cabinet prefers that the proposed sign not be located in the state right-of-way. Mr. Light showed photographs of the school campus.

Chairman Rolfsen asked if the applicant was present and if they wanted to make a presentation?

Deacon Larry Kleisinger, Mary Queen of Heaven Parish, stated the purpose of the sign is to help revitalize the school. Enrollment has dropped from 260 to 198 students. The Parish actually lost their pre-school. They are K-8 now but would like to obtain a new pre-school class. People are overlooking the school because of the outdated sign. It is a burden especially in bad weather to manually change the copy on the sign. A lot of times there is no advertising on the sign. It will look nicer and the school can show something is always going on. The purpose is to attract parents who want to send their kids to a Catholic school.

Mr. John Diersing, Quality Signs (applicant), stated that they will meet with the Kentucky Transportation Cabinet to determine the exact location of the right-of-way. They will stay behind the right-of-way. It usually follows the electric lines.

At this time, Chairman Rolfsen asked if any Board members had any questions? Mr. Bunger inquired about colors used on the message center? Mr. Diersing replied that the proposed sign is full color. It is capable of many colors but typically two colors are used at the same time.

Chairman Rolfsen asked how long is the message shown on the message center? Mr. Light responded that the applicant is proposing to follow the current regulations of 5 seconds minimum for each message.

Mrs. Heilman stated that in order to be consistent with similar type signs approved previously, it is recommended that the applicant look at or beware of previous conditions and restrictions imposed by the Planning Commission that would mitigate the visual impact of the message center. Mr. Light replied that he would provide this information at the Committee Meeting.

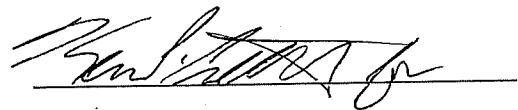
Mr. Diersing responded that his company installed the electronic message center sign at St. Paul's School. The traffic pattern was different at St. Paul's. The proposed site is more open and has a wider setback. The distances are greater and the readability is much larger.

Mr. Hicks also suggested researching the restrictions and conditions from the Crossroads Special Sign District application. Mr. Costello replied that Staff will provide that information to the Zone Change Committee.

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

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 21, 2016 at 5:00 P.M. in this room or the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on January 4, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:46 P.M.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Greg Breetz, Chairman

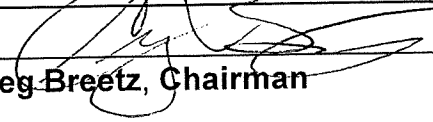
DATE: December 21, 2016

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Greg Breetz, Chairman, Mitch Light, Staff

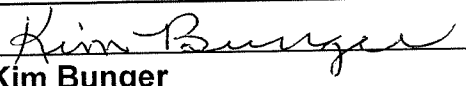
1. Request of **John Diersing, Quality Signs (applicant)** for **Roger J. Foys, Bishop of Covington (owner)** for a Zoning Map Amendment for a Special Sign District for a 15.68 acre tract located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School). The request is for a Special Sign\District in a Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) zone to allow a monument sign with an electronic message center.

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.


Greg Breetz, Chairman
For Project Absent
Against Project
Abstain Deferred

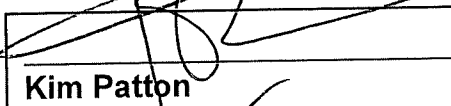
Steve Turner
For Project Absent
Against Project
Abstain Deferred


Kim Bunger
For Project Absent
Against Project
Abstain Deferred

Randy Bessler (Alternate)
For Project Absent
Against Project

Janet Kegley
For Project Absent
Against Project
Abstain Deferred

Mark Hicks, (Alternate)
For Project Absent
Against Project
Abstain Deferred


Kim Patton
For Project Absent
Against Project
Abstain Deferred

Lori Heilman (Alternate)
For Project Absent
Against Project
Abstain Deferred

TOTAL: DEFERRED 3 FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Matt Apke
Mr. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Mike Ford, Vice Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Mitchell A. Light, Asst. Zoning Administrator

Chairman Rolfsen called the Public Hearing to order at 8:28 P.M. and introduced the second item on the Agenda:

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

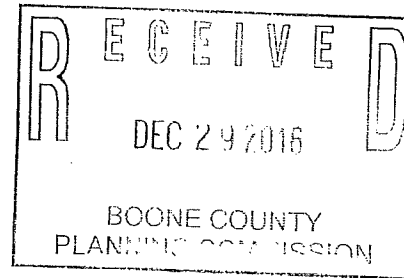
www.boonecountyky.org/pc
www.boonecountygis.com

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

December 22, 2016

Mr. John Diersing
Quality Signs & Service
1530 Production Drive
Burlington, KY 41005



RE: Request of **John Diersing, Quality Signs (applicant)** for **Roger J. Foys, Bishop of Covington (owner)** for a Zoning Map Amendment for a Special Sign District for a 15.68 acre tract located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School). The request is for a Special Sign District in a Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) zone to allow a monument sign with an electronic message center.

Dear Mr. Diersing:

The following represents the condition of approval for the above referenced application as recommended by the Boone County Planning Commission at their December 21, 2016, Zone Change Committee Meeting. Please provide the property owner's signature in the space provided at the end of this letter and return to the Planning Commission office by Friday, December 30, 2016.

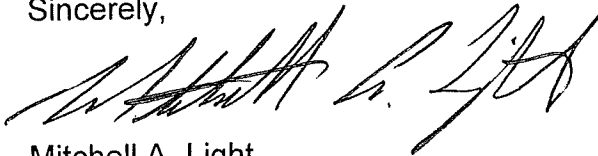
CONDITIONS

1. The electronic message center shall only display still photos and alphanumeric messages. The messages shall not contain any apparent motion (video, flashing messages, scrolling messages, running messages, moving patterns or boards of light, illusion of moving objects, rotating shapes or similar animation effects, etc.).
2. Any message displayed on the electronic message center shall be displayed for a minimum of ten (10) seconds.

Mr. John Diersing
December 22, 2016
Page 2

3. The electronic message center shall have a 19 millimeter pixel pitch or better resolution.
4. The electronic message center shall be equipped with a photocell or dimmer and the messages shall dim as the sky gets darker.
5. The overall sign shall meet the monument sign definition found in the Boone County Zoning Regulations. The monument sign base shall be the full width of the sign cabinet and constructed with brick and a masonry sill that matches the details of the church/school building.
6. The background color for alphanumeric messages shall be a darker color such as blue, black or dark green.

Sincerely,



Mitchell A. Light
Assistant Zoning Administrator

MAL/tlb

AGREEMENT

I, Roger J. Foys, Bishop of Covington (owner), do hereby agree to the recommended conditions of approval stated above for a PF/PD/HDO zone to allow alternative signage.

Rev. Roger J. Foys, Vicar General

Roger J. Foys, Bishop of Covington
(owner)

12/27/16
Date

ORDINANCE NO. 2017 - 04

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING THE REQUEST OF JOHN DIERSING, QUALITY SIGNS (APPLICANT) FOR ROGER J. FOYS, BISHOP OF COVINGTON (OWNER) FOR A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR PROPERTY ZONED PUBLIC FACILITIES/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (PF/PD/HDO) FOR A 15.68 ACRE SITE LOCATED AT 1150 DONALDSON HIGHWAY, BOONE COUNTY, KENTUCKY (MARY QUEEN OF HEAVEN PARISH AND SCHOOL).

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to establish a Special Sign District for property zoned Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for a 15.68 acre site located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School), which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE FISCAL COURT OF THE COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment to establish a Special Sign District for property zoned Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for a 15.68 acre site located at 1150 Donaldson Highway, Boone County, Kentucky (Mary Queen of Heaven Parish and School). The real estate which is the subject of this request for a Zoning Map Amendment in a Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) zone is more particularly described in DEED BOOK 86, PAGE NO. 331 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval of a Zoning Map Amendment request are the findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and same are marked as "Exhibit B."

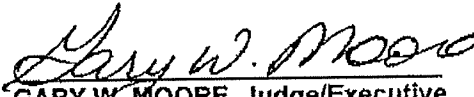
Section Three

This Ordinance shall be in effect and in full force from and after its adoption and publication as provided by law.


Adopted this 21st day of February, 2017.

First Reading – the 7th day of February, 2017

Second Reading – the 21st day of February, 2017. Yes 3 No 0


GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

ATTEST:


Sharon Burcham,
Fiscal Court Clerk

Treva Beagle

From: Sharon Burcham
Sent: Wednesday, March 29, 2017 8:40 AM
To: Treva Beagle
Subject: Emailing: 2017-04 MQH Sign
Attachments: 2017-04 MQH Sign.pdf

Your message is ready to be sent with the following file or link attachments:

2017-04 MQH Sign

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

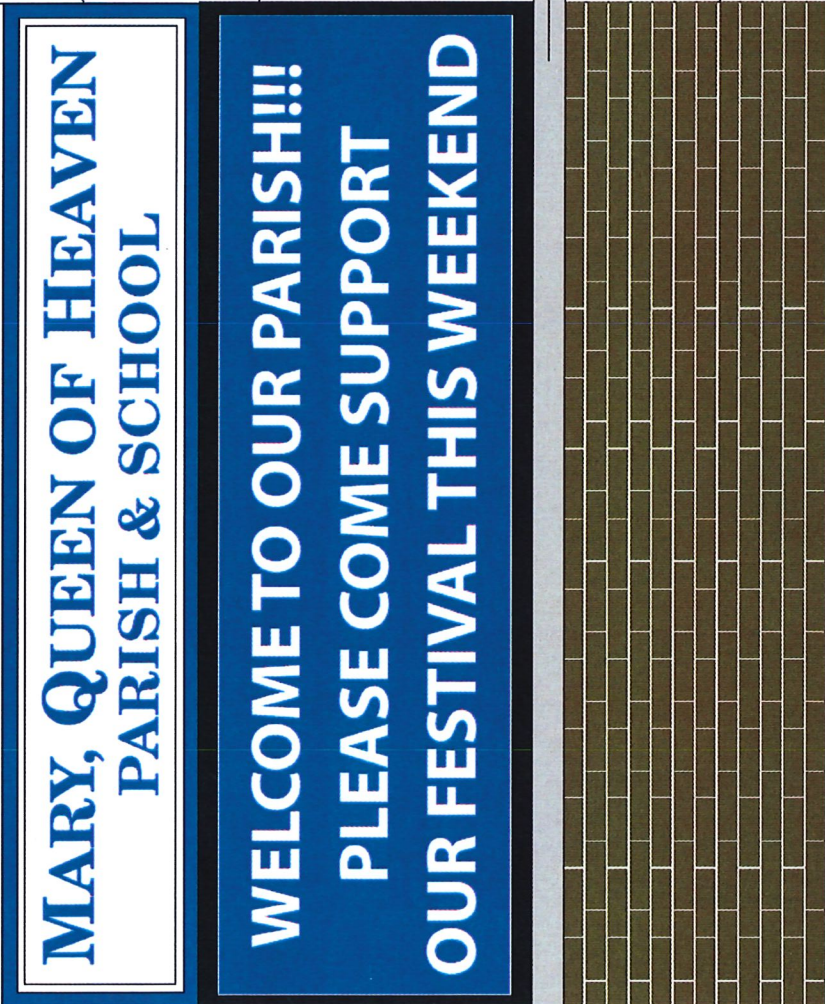
APPROVED with Conditions

Staff 

Date 1/4/2017

Boone County
Planning Commission

10'-3"



- Internally illuminated ID sign
- Cabinet to be aluminum painted blue
- Faces to be pan formed Lexan with blue copy
- Illumination with white LEDs
- UL listed and labeled
- LED Message Center Sign
- Pixel Pitch: 19MM Color (option for Mono Amber)
- Pixel Matrix: 48 x 160
- Cabinet Size: 41" x 10'-3" x 5" Deep (per face)
- Viewing Area: 3' x 10'
- Character Size: Max 6 lines @ 5" Type
- Temp Probe: Yes
- Software: Ignite Graphics Software
- Communications: Broadband Wireless w/ 5 Year Cellular Data Plan

Limestone Cap

Brick Base w/ Limestone Cap
-Brick to match building

REVISED MONUMENT SIGN

Viewing Distance

Mary Queen of Heaven - 1130 Donaldson Hwy, Erlanger, Ky 41018

MARY, QUEEN OF HEAVEN
PARISH & SCHOOL



FILE: MQH Viewing Distance-2

DATE: 12-20-16

SCALE: NTS

Approved By:

Sales Rep: John Diersing

DRAWN BY: WOODY FELLINGER

THE DESIGNS AND IDEAS EXPRESSED IN THIS DOCUMENT ARE THE SOLE PROPERTY OF QUALITY SIGNS INC. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF QUALITY SIGNS INC.



CHARACTER HEIGHT	MAXIMUM VIEWING RANGE	MAX VIEW TIME 30 M.P.H.	MAX VIEW TIME 55 M.P.H.
4.5"	225 ft.	4.5 seconds	3 seconds
5"	250 ft.	5 seconds	3 seconds
10"	500 ft.	11 seconds	6 seconds
12"	600 ft.	14 seconds	7 seconds
15"	750 ft.	17 seconds	9 seconds
18"	900 ft.	21 seconds	10 seconds
24"	1050 ft.	24 seconds	12 seconds
30"	1500 ft.	34 seconds	17 seconds
36"	1800 ft.	41 seconds	21 seconds

Per electronicsigns.com which states 1" text is readable to about 50 feet.