

APPLICATION FOR ZONING ACTION

B

TO: Boone County Planning Commission City of Union Board of Adjustment
 City of Florence Board of Adjustment City of Walton Board of Adjustment
 Boone County Board of Adjustment Zoning Enforcement Officer

FOR: Zoning Text Amendment Zoning Map Amendment
 Comprehensive Plan Change Preliminary Plat Approval
 Improvement Plat Approval Final Plat or Deed Plat
 Conditional Use Permit Site Plan Review
 Concept Development Plan Historic District Overlay
 Preliminary Development Plan Sign Permit or Zoning Permit
 Change of Non-Conforming Use Appeal or Variance
 Design Review Board Hearing and Certificate of Appropriateness

Applicant: Thomas R. Dunn, Architect Owner
 Agent

Address: 800 Compton Road, Cincinnati, Ohio 45231
Telephone: 522-8755

Location: West side of Graves Road, 700' north of Williams Road

Name of Owner: Ameritech Mobile Communications, Inc.

Address of Owner: 1501 Woodfield Road, Schaumburg, Illinois 60195

Zone: RSE Area in Acres: 0.001 acres 1.000

Deed Book: _____ Page No.: _____ Group No: _____

Description of Request: Change of present zoning to Public Facility to accommodate 550 S.F. building and 150 ft. transmission tower for public accessed mobile phone system.

Owner's Signature: Janet Z. Long
Date 10-17-83 Applicant's Signature: Thomas R. Dunn

FOR PLANNING COMMISSION USE:

Application date and fee of \$ _____ Received: _____
Referred to: _____ For Meeting Date: _____
Action: _____ Date: _____

ZONE CHANGE REQUEST BY THOMAS
R. DUNN FOR PROPERTY ON GRAVES
ROAD, BOONE COUNTY

This is a zone change request by Thomas R. Dunn, Agent for the property owner Ameritech Mobile Communications, Inc. for property located on Graves Road about 7/10 of a mile north of Williams Road and being on the west side of the road. This request is to change the zone from Rural Suburban Estate, RSE, to Public Facilities, PF zoning. The purpose is to permit the construction of a 550 square foot building and a 150 foot high transmission tower on the 1.000 acre tract.

Adjoining land to the north, east and south is Rural Suburban Estate, RSE, zoning. While to the west is Agricultural Estate, A-2 zoning.

The current land use of this property is undeveloped. To the north, west, and east is undeveloped farmland. To the south is residential use.

The Boone County Comprehensive Plan Land Use Map shows a planned future land use of Low Density Residential and Environmentally Sensitive. For the Low Density Residential the text of the Plan on page 3.5 states, "Low density residential development is planned around all future urban service areas as densities gradually decline outward from those centers. A large area of low density development is planned north of I-275, east and west of KY 237. Low density development is planned throughout most of the City of Union, west of Richwood, and west of I-71 near Walton and Verona." Regarding the requested Public Facilities district the plan states on page 3.8, "Public and institutional uses include all public buildings and facilities, schools, semi-public activities such as churches and hospitals, airport facilities, and public lands acquired for permanent open space. This category does not include recreation lands or lands publicly or privately acquired for environmental conservation purposes. Public and institutional uses are also addressed in the infrastructure and community facilities plan element.... Individual government service or community-oriented facilities should be located where they best serve their client population and are compatible with adjacent land uses.

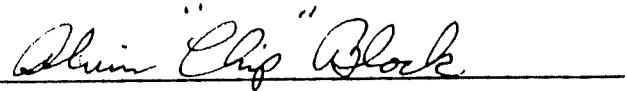
Access will be by a drive off of Graves Road which is a County maintained road with asphalt surfacing.

The applicant plans for electric and telephone services but no gas, water, or sanitary sewage disposal.

Page Two
Thomas R. Dunn Request for Zone Change
Graves Road

The site lies outside of any effects of the operations of the Greater Cincinnati International Airport.

Should this request be recommended for approval or approval by the County Fiscal Court, it would be necessary to change the Land Use Map from Low Density Residential to Public/Institutional.

A handwritten signature in cursive script that reads "Alvin 'Chip' Block". The signature is written in black ink and is positioned above a solid horizontal line.

Alvin "Chip" Block
Zoning Enforcement Officer

ACB/sr

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARING

NOVEMBER 30, 1983

8:00 P.M.

Vice Chairman Viox called the meeting to order at 8:05 P.M. and informed the audience of the procedures followed at a Public Hearing.

Vice Chairman Viox preceeded to the Public Hearing for the request of Thomas R. Dunn, Agent for a Zoning Map Amendment from its present zone of Rural Suburban Estates (RSE) to Public Facility (PF) for property located at the southside of Longbranch Road, Union, Ky. on a 2.001 acre site.

Vice Chairman Viox asked if there was anyone in behalf of the request. Mr. Thomas Dunn, of Dunn and Wendall Architects and Engineers, stepped forward and stated that he was proposing a building constructed of pre-cast concrete, one story high, which would not be manned, but be a building that would house equipment for the mobile telephone system and visited once or twice a month by a maintenance person. He stated that there would be no activities occuring that would be visible. He continued that the other feature is a 100 foot monopole, an unintrusive single pole tower, which is not guided or wired in any way. He continued the pole will have no bracing, it will be a pole much like the interstate poles used for lighting devices. He stated that the tower would be part of a network that would cover the Metropolitan Cincinnati Area, with a mobile phone system that would soon be available for automobiles. Mr. Dunn stated he proposed taking the road further back to the site providing adequate drainage that would carry storm water. He pointed out that no other service would be required other than telephone and electric. Mr. Dunn introduced Richard Riley, a representative of AMPS from Chicago. Mr. Riley stepped forward stating he was General Regional Counsel for Ameritech, formerly known as AMPS. He stated the tower would be one of about eleven cell sites in the Cincinnati, Ohio-Northern Kentucky area which is in fact to further a mobile telephone system which will allow telephone usage from cars. He stated the building is 20 X 25 square feet unmanned, housing only the necessary transmission and receiving equipment and ties into the regular telephone lines. Mr. Riley stated the monopole is 150 feet which produces no noise, oder, or traffic congestion. He continued the building is heated by electricity, there is no outside ventilation, only in this case the batteries have a small ventilating fan. Mr. Riley continued that the FCC, about 15 years ago recognized the need for this type of communication and took the top 13 channels off the UHF TV band.

and that range of frequency has been given to the mobile phone industry for transmission use. He pointed out there is no interference caused to the TV or radio reception or any other type of emergency transmission system, in fact the FCC mandates that there be no interference whatsoever. He continued that a construction permit issued by FCC to Ameritech guarantees the FCC that there is no break in coverage. He stated this cell site is an intricate part of all the other sites and mandates to a degree where to locate all cell sites, the location is not by choice. Mr. Riley stated a computer module takes into account the geographic terrain, height of the tower and then mandates the initial grid, with this information suitable sites are found within the search areas. Every site is registered with the FCC by latitude and longitude and if the site is moved it requires reapplication with the FCC. He stated there is a great deal of expense involved in locating any of the sites. In conclusion Mr. Riley stated this particular site was chosen because of its location, in a very small search area, and located behind the house to keep it as far off the thoroughfare as possible, approximately 1400 feet. Vice Chairman Viox asked if there was anyone else in behalf of the request. No one responded. Vice Chairman Viox asked if there was anyone in opposition of the request. Mr. Paul Common stepped forward representing his father Fred Common, an adjoining property owner. In response to Mr. Common, Mr. Dunn stated if homes in the future were to be built within 150 to 200 feet of the tower, there would be no interference, he stated the FCC is very strict in that respect. Mr. Riley stated it is a prerequisite that no interference can be caused with TV channels, etc., if there is any type of interference it is mandated by the FCC that the tower be shut down. Mr. Davenport, property owner on the west of the site, stated it was his understanding that Storer Cable Company brought the property. Mr. Riley stated that they have no relations with Storer Cable, there company is not cable TV, but a mobile telephone system. Mr. Riley displayed to the audience examples of the tower stating they would have no microwave discs, but an unguided monopole. Mr. Riley pointed out that from the base to the top of the tower is a total of 167 feet. Mr. Davenport stated his opposition to the tower. Mr. Richard Wilmhoff of 461 Longbranch Road, inquired when the tower would be constructed. Mr. Riley stated as soon as possible. Mr. Wilmhoff expressed concern of the road, and the drainage problem and stated it is not a stable area. Mr. Dunn stated the road would be rebuilt with new base material and that they will install a culvert. Mr. Wilmhoff asked if he could receive a copy of that in writing. Mr. Riley stated that as a direct result of construction the roadway would be improved tremendously and they have to satisfy the building permit, site plans and the drainage. He stated that all these specifications would be in writing in order to begin construction. Mr. Bill Odgen stepped forward, representing Carrie Odgen, property owner on the East side. In response to Mr. Odgen Mr. Riley stated that fencing would depend on the wishes of the Community and the Planning Commission. He stated in areas industrialized or high vandalized the area is fenced 500 foot square around the building and monopole, but in areas where that is not a concern, for insurance purposes they fence a 10 foot radius at the bottom of the monopole approximately 6 to 7 feet high. He continued that the monopole is not lighted, unless mandated by FCC or the Planning Commission.

In response to Mr. Buse, Mr. Riley stated the property was purchased by Hamwarbut, a corporation formed by Cincinnati, and Ohio Bell. He stated when this property was purchased it was obvious that ATT was going to be broken up and in order to prevent the property from being in legal entanglements they formed a separate corporation solely for the purpose of acquiring the property. He stated that Hamwarbut was developed from the names Hamilton, Warren and Butler Counties, the partner is Cincinnati Bell and Ohio Bell. He continued that Ameritech is still part of ATT until January 1, 1984, and Ohio Bell will be part of Indiana and Illinois Bell. In response to Mr. Buse, Mr. Riley stated this system is in operation around the Chicago area, which is a cellular system, which will end the congestion problems with TV and radio channels. Mr. Riley displayed a picture of the prototype units installed in cars, stating they are installed at a rate of over 200 per day, and you can dial directly into the telephone system. In response to Mr. Buse, Mr. Riley stated he has been awarded the construction permit, the entire engineering package has been reviewed and accepted. In response to Mr. Barnett, Mr. Riley stated that the diameter of the search areas is approximately 1 mile radius from the center, and that all pertinent information is fed into a computer which produces an ideal layout of tower heights and locations to insure full coverage and then they begin to locate certain areas and draw up search area maps. He continued that latitude and longitude up to a second is fed into a computer and new search area maps are produced for remaining sites, as sites are acquired the actual search areas diminish and change. He stated he could not say which order the sites were acquired, but initially the search area is approximately two miles in diameter. He pointed out the site can only be moved approximately 100 feet to the north/south axis and about 75 feet to the east/west. In response to Mr. Barnett, Mr. Riley stated the company is called American Information Technologies Inc., he did not know if they have condemnation powers. Mr. Riley stated they will be a public utility within the State of Kentucky and are now a public utility in Ohio. He stated they are before Kentucky's Public Service Commission the 15th of December and the result of that hearing will be an issuance of a certificate of Public Necessity and Convenience. In response to Mr. Barnett, Mr. Block stated this use is a listed conditional use in a Public Facility zone, and that a (PF) zone is located on Old Toll Road, in Florence, approximately two miles away. Mr. Greene asked if they would have to pay county and state taxes. Mr. Riley stated it has not been established as of yet, but they would pay land tax. He stated the tax structure has simply not been determined due to it being a brand new industry. In response to Mr. McMillian, Mr. Riley stated the road would be upgraded and built before construction on the site begins in order to get equipment back to the site. Mr. Dunn stated it would be a solid 8 to 10 inch base to service concrete trucks and accommodate a 40 ton crane. Mr. Dunn stated that access to the site is a concern of theirs and they understand it is the only access for two homes and stated they are willing to stipulate or make it a condition that the road will be maintained and left in a satisfactory condition. Vice Chairman Viox hearing no further comments,

closed the Public Hearing at 8:45 P.M. and informed the audience it would appear on the Agenda, December 7, 1983.

Chairman Kroger opened the Public Hearing at 8:46 P.M. for the request of Thomas R. Dunn, Agent for a Zoning Map Amendment from its present zone of Rural Suburban Estates (RSE) to Public Facility (PF) zone for property located at the west side of Graves Road, Hebron, Ky. on a 1.000 acre site. Mr. Block read the Enforcement Officer's Report and made a slide presentation. Chairman Kroger asked if there was anyone present in behalf of the request. Mr. Thomas Dunn stepped forward and stated this request is much like the previous one with the same identical building and tower of the same height. He stated the building and tower will be setback approximately half way back on the property with the monopole at the northeast side of the site. He continued that the road would need at least two culverts to properly drain the farm from the south end and they will again be building a road that will be able to sustain a 40 ton crane. Mr. Riley stepped forward and stated that everything on this site with regard to the first site is an identical installation with no changes whatsoever. Mr. Riley noted that there is a tower directly behind this property, but he does not know the height. Chairman Kroger asked if there was anyone else in behalf of the request. No one responded. Chairman Kroger asked if there was anyone in opposition. Mr. Bill Graves expressed concern of the taxes and property valuation of the adjoining property and how would it be affected. Mr. Wilson stated that Mr. Graves should contact Chester Henderson of the Property Valuation regarding taxes. In response to Mr. Graves, Mr. Riley stated that their tower would have no affect on the REA Power Lines and the monopole will only be lighted if requested by the Planning Commission or the FCC. Mr. Bob Graves, stated that he felt he was being towered in, that there were five (5) towers around his farm and he was in opposition of this tower. In response to Mr. Joe Spaulding, Mr. Riley stated that due to the contour of the land it would be a problem to move the tower further to the back of the property, it would create an access problem. He continued that the tower was approximately 80 feet from the electric lines. Mr. Riley continued that he felt there would be no need to fence the tower due to a barb wire fence encompassing the property. He also stated that the monopole cannot be climbed, and that the only fencing would possibly be around the bottom of the monopole for insurance purposes. In response to Chairman Kroger, Mr. Riley stated this tower would communicate with the other tower, the heart of the system is called the Main Terminal Switching Office, located in Cincinnati, Ohio. In response to Chairman Kroger, Mr. Riley stated the poles are at an 8 mile diameter grid and there could possible be another request within Boone County, if sales warrant. He pointed out there are only two companies in this type of field. In response to Chairman Kroger, Mr. Riley stated he has not communicated with the Public Service Communication Commission. Chairman Kroger stated the Commission has been asked by the PSCC that anytime there is a request coming before the Commission for towers or buildings of certain heights

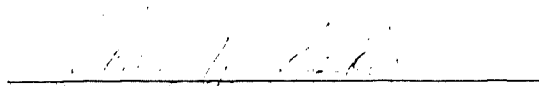
that the PSCC either be notified or that the applicant contact that group to make sure there will be no difficulties. Mr. Riley agreed to communicate with PSCC and agreed to a report from PSCC being made part of the Public Hearing minutes if he has a chance to comment or review the report. Chairman Kroger stated that Mr. Riley would have a chance to comment on the report. Chairman Kroger directed Mr. Lynn to set up a communication between PSCC and the applicant. Mr. James Graves expressed concern of the view from his property being obstructed by the tower. Mr. Riley illustrated the location of the tower to the audience stating that it would not affect the view of Mr. Graves. Mr. Riley stated that they would disturb the property no more than necessary, if there is an easier access it will be considered. In response to Mr. Greene, Mr. Bob Graves stated that he felt the towers would decrease their property value. In response to Mr. Neltner, Mr. Riley stated he did not know how far apart his competitors towers would be located. Mr. Riley stated that their company has never been found in the same jurisdiction as their competitor. Mr. Dave Patterson, 1770 Graves Road, wanted to know if consideration was given to mounting this antenna to the existing tower, by doing that the County could possibly recoup some funds. Mr. Riley stated that he did not know if the existing tower could be used, or if there was enough area in which to construct their building at the base of the tower which must be 12 feet from the monopole. Chairman Kroger stated those questions could be considered with the conversations between PSCC and the applicant. In response to Mrs. Sue Spalding, Mr. Riley stated they purchased the property before it was properly zoned, because the FCC required that the property be under their control before a construction permit would be granted. Mrs. Spalding asked what sympathy there is for the families that have owned the property for 13 generations in this area. Mr. Riley stated that they try to be sensitive to the needs of the people. Discussion followed concerning power line easements. Mrs. Joyce Graves stepped forward to state her opposition to the request. Chairman Kroger asked if there were any further comments, hearing none, Chairman Kroger closed the Public Hearing at 9:50 P.M. stating the request would appear on the agenda December 7, 1983.

Chairman Kroger recessed the Public Hearing for 10 minutes.

Chairman Kroger recalled the Public Hearings at 10:00 P.M. in order to hear the request of Shell Oil Company for a zoning map amendment from its present zone of Urban Residential Two (UR-2) to Commercial Three (C-3) on property located at 8104 Highway 42, Florence, Ky. on a 1.5066 acre site. Mr. Block read the Enforcement Officers' Report and made a slide presentation. Chairman Kroger asked if there was anyone present in behalf of the request. Mr. Walter Lundwall, representative of Shell Oil, stepped forward stating that Shell Oil purchased the property approximately 20 years ago and built a service station. He continued that during the rezoning of the County the property was changed from Commercial to Residential, which made them a non-conforming use, putting limitations on the property when repairs or improvements needed to be made. Mr. Lundwall stated

they have quite a large track of land, but are using a small portion. Mr. Lundwall showed plans of the present station and plans for their future project. Mr. Lundwall pointed out that they were surrounded by Commercial property and they are requesting a change from (UR -2) to (C-3) zone. Chairman Kroger asked if there was any one else in behalf of the request. No one responded. Chairman Kroger asked if there way anyone in opposition. No one responded. In response to Mr. McMillian, Mr. Block stated there are no residences by the property, only an apartment building to the rear. In response to Mr. Buse, Mr. Block stated the application was submitted with a concept development plan showing both the existing and future development plans. In response to Mr. Neltner, Mr. Block stated that the property in the rear slopes approximately 5 feet, and would require some grading and filage. Mr. Block stated that the concept development plan shows that the car wash is on the same general plateau as the site , along with a retaining wall. In response to Mr. McMillian, Mr. Lundwall stated construction would be in the future, approximately two years. Mr. Lundwall stated the basic request is to get the zoning back to commercial as it was previously before the rezoning of the County, to alleviate the restrictions of a non-conforming use. In response to Mrs. Smith, Mr. Lundwall stated the property has 176 feet road frontage and the depth of approximately 400 feet, they will only be using approximately 225 feet of the depth. In response to Chairman Kroger, Mr. Block stated the existing station is in a (UR-2) zoning district. Chairman Kroger asked for further comments, hearing none, Chairman Kroger closed the Public Hearing at 10:25 P.M., informing Mr. Lundwall the request would be on the Agenda, December 7, 1983.

RESPECTFULLY SUBMITTED:


CLERK

APPROVED: _____

CHAIRMAN

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

DECEMBER 21, 1983

8:00 P.M.

Chairman Kroger called the meeting to order at 8:45 P.M.. Eleven (11) members were present. Mr. Buse, Mr. Godsey and Mr. Jones; were absent. Staff members present were Mr. Wilson, Mr. Lynn and Mrs. Baker.

Mr. McMillian moved to approve the minutes of December 7, 1983. Mrs. Smith seconded; the vote carried unanimously. Mr. Barnett moved to approve the minutes of the Special Meeting of December 15, 1983. Mr. Hasselbring seconded; the vote carried unanimously.

CORRESPONDENCE:

Chairman Kroger noted there was correspondence from B/Y Development and Mike Dolhancryk.

TREASURERS' REPORT:

In Mr. Godsey's absence, Chairman Kroger read the total balance on hand as \$36,047.33.

BILLS:

Mr. McMillian moved to pay Staff salaries and benefits. Mr. Greene seconded; the vote carried unanimously.

REPORTS:

The Commission reviewed the Enforcement Officer's Report. Mr. McMillian expressed his concern of a blacktop plant going in Walton and requested that the Staff look into the situation. Mr. McMillian stated that he felt the asphalt plant has not made any application to see whether or not it's permitted.

Mr. Viox asked what happens if a non-conforming use is destroyed by fire. Mr. Lynn stated it was his understanding if a non-conforming use is destroyed by fire it cannot be rebuilt. In response to Mr. Viox, Mr. Lynn stated he was not aware of any correspondence between the fire department and the Planning Commission. In response to Mr. Viox, Mr. Mitchell, stated as building inspector of Walton, if a building burns down in order to rebuild it must conform to the current building codes, as far as parking and driveways, etc. Mr. Wilson quoted KRS Chapter 100 on pre-existing non-conforming uses. Mr. Greene expressed concern of a person losing the use of

his property. Chairman Kroger stated each situation would be handled individually.

Chairman Kroger proceeded to the request of Thomas R. Dunn, Agent for a zoning map amendment from its present zone of Rural Suburban Estates (RSE) to Public Facility (PF) for property located at the west side of Graves Road, Hebron, Ky. on a 1.000 acre site. Mr. Lynn read the Committee report which recommended approval. Chairman Kroger asked Mr. Dunn if he had any comments. Mr. Dunn stated it was a joint decision that if they encumbered the tower with their antenna, it would be pushing the structural integrity of the tower. Mr. Dunn presented a letter from his engineer. Mr. Dunn stated that he talked to Mr. Graves and that they will work out a screening process satisfactory to all. Chairman Kroger read a letter from Mike Dolhancryk of PSCC. Chairman Kroger read a letter submitted by Mr. Dunn from Mr. D. Dehn, General Manager, System Design, sent to Riley, Riley and Riley.

Mr. McMillian moved by Resolution that the request be granted based on the findings of fact contained in the Committee Report and forwarded to Boone Fiscal Court. Mr. Collins seconded; the motion carried unanimously.

Chairman Kroger proceeded to the items of new business:

The request of Drees Company, for Improvement Plan Approval, for Oakbrook, Phase H, Part 4, located in Boone County, on a 9 + acre site. Chairman Kroger referred the request to Committee.

The request of Chevron USA, Inc. for site plan review zoned Commercial Services (C-3), located at 450 Burlington Pike, on a 1 acre site. Chairman Kroger referred the request to Committee.

Chairman Kroger read a letter from B/Y Development which stated their withdrawal of their previous application and stating their request for refileing of a new application.

Mrs. Smith moved to set a Public Hearing date for the following zoning map amendments for January 25, 1984:

Request of B/Y Development Company, Agent for Mabel L. Carpenter and Leslie R. Jacobs, for a zoning map amendment from its present zone of Urban Residential Two (UR-2) to Commercial Two (C-2) and Commercial Services (C-3) for property located in the City of Florence, on a 14.540 acre site.

The request of Loomis Enterprises Inc. and Odell Berry for zoning map amendment from its present zone of Agriculture One (A-1) and Agriculture Two (A-2) to Industrial Three (I-3) for property located at 4765 Burlington Pike, Burlington, on a 68 acre site.

Mr. Neltner seconded; the vote carried unanimously.

Chairman Kroger stated that election of officers would be held on January 4, 1983.

Mr. Wilson informed the Commission of a lawsuit involving Quality Forrest Products on a Conditional Use Permit that was approved by the Boone Board of Adjustments and that its an appeal of that action to the Boone Circuit Court. The persons that have appeal are members of the Boone Lake Club and also nearby property owners contesting the action by the Board. He continued that the attorneys named the Commission in the action, due to the feeling that it could be dismissed if the Commission was not named as a party.

Chairman Kroger asked if there were any comments. No one responded. Chairman Kroger stated his concern of people ignoring the rules and regulations of the County and of a possible business on Pleasant Valley Road. Mr. Lynn stated it would be investigated.

In response to Mrs. Smith, Mr. Lynn stated that pertaining to the status of the mobile home on Camp Ernst, that it was his understanding that it is in the hands of the County prosecutor.

Mr. Davis expressed concern of the mobile signs along U.S. 25 and felt they are getting out of hand. Mr. Davis stated the signs are flashing and it was his understanding that permits were issued by the County Building Inspector. In response to Chairman Kroger, Mr. Davis stated the signs were a traffic hazzard and an eyesore. Discussion followed pertaining to the signs along U.S. 25. Mr. Davis requested that staff and legal council check into what can legally be done about the signs and report back on January 18, 1984 meeting.

Chairman Kroger stated there is a text amendment request by the Commission pertaining to Section 306 of the zoning regulations. Discussion followed. Mrs. Smith made a motion to publish for adoption a change to the zoning regulations, "Section 306, stating that within 90 days from the receipt of a proposed zoning map or text amendment, the Planning Commission shall recommend action on the proposal to the appropriate legislative body or bodies and/or fiscal court, unless the Planning Commission notifies the applicant that more time is needed. If this notice is given before the expiration of the 90 day limitation with reasons, the Planning Commission may take up to 120 days from receiving the completed application or proposal before making its recommendation concerning the amendment; and Mrs. Smith also moved that a Public Hearing date be set for January 11, 1984 or January 25, 1984. Mr Greene seconded; the vote carried unanimously.

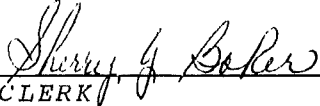
Chairman Kroger asked if there were any further comments; no one responded.

Chairman Kroger stated that the Audit will be included in the Commissioner's packets for the next meeting.

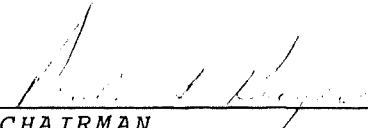
Chairman Kroger noted there was no further business. Mr. Viox moved for adjournment; Mr. McMillian seconded. The vote carried unanimously.

The meeting adjourned at 10:30 P.M.

RESPECTFULLY SUBMITTED:


CLERK

APPROVED: 12/21/83


CHAIRMAN

C O M M I T T E E R E P O R T

TO: BOONE COUNTY PLANNING COMMISSION

DATE: DECEMBER 21, 1983

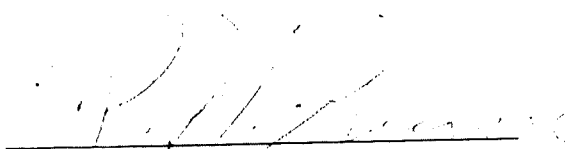
FROM: R.N. GREENE, CHAIRMAN

IN RE: The request of Thomas R. Dunn, Agent for a zoning map amendment from its present zone of Rural Suburban Estates (RSE) to Public Facility (PF) for property located at the west side of Graves Road, Hebron, Ky. on a 1.000 acre site.


CONCLUSION:

We the Committee recommend approval based on the following findings of fact;


- (1) That it is in conformance with the Text of the Comprehensive Plan.
- (2) That the Committee finds that it is in conformity with the existing land uses and planned land uses in the area.




R.N. GREENE, CHAIRMAN



BARRY NETTNER




LAWRENCE COLLINS



SCOTT HASSELBRING



CAROL SMITH



CHARLIE MITCHELL