

OTHER SUPPORTING INFORMATION

Nov. 28
7:00

REVIEW NO. _____

APPLICATION FORM ZONING MAP AMENDMENTS

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Development TRESSA
- 2. Location of Development CIRCLEPORT I
- 3. Total Acreage of Site 9,122 ACRES
- 4. Current Zoning I-1
- 5. Proposed Zoning (classification being requested) I-1

6. Proposed Uses (please specify each use) OFFICE/ MANUFACTURING

7. Name of Applicant(s) ANTHONY J. HOEKSTRA
Phone Number(s) 292 5555

8. Address of Applicant(s) 50 RIVER CENTER BLVD
COWARTON KENTUCKY 41011
City State Zip

9. Name of Property Owner(s) TRESSA THE SUBSIDIES CO.
Phone Number(s) 525 - 1300

10. Address of Property Owner(s) 2711 CIRCLEPORT DRIVE
ERLANGER KENTUCKY 41018
City State Zip

11. Proposed Building Intensities (please specify)
HAIR CARE PRODUCTS MANUFACTURING FACILITIES & CORPORATE
HEAD QUARTERS

12. Are there any existing buildings on the site? YES
How many? ONE

13. Deed Book 352 Page No. 125 Group No. _____

14. Have you had a pre-application meeting with BCPC staff? NO *

15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- _____ Boone County Water and Sewer District
- _____ Florence Water and Sewer Commission
- _____ Union Light Heat and Power
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Road Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Works Department
- _____ City of Walton Public Works Department
- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

TELEPHONE
CONVERSATION WITH
GREG TULLEY

EXHIBIT "A"

STAFF REPORT

#2

Request of Anthony J. Hoekstra (applicant) for Forbriger Company (owner) for a Change in an condition of a previously approved Zoning Map Amendment and a dimensional variance for a 4.1 acre site located in Boone County, Kentucky.

November 28, 1990

This is a request of Anthony J. Hoekstra (applicant) for the Forbriger Company (owner) to lift a condition placed on the property at 2711 Circleport Boulevard in the Circleport I Subdivision. The applicant is also requesting a Dimensional Variance in the depth of the buffer area. This proposal is for lot 1-A only and does not pertain to the rest of the Circleport Subdivision. This is the site of Tressa, Inc., which is a producer of hair care products. The 4.1 acre site is zoned Industrial One (I-1).

Background

The Circleport development was subject to a Zoning Map Amendment request, which was approved by Fiscal Court in 1981. As a condition of this Zoning Map Amendment, Fiscal Court required that a 30 foot wide planted buffer be maintained on the perimeter of the site adjacent to all residentially zoned property. The side, for which the applicant is seeking relief from the condition as well as the dimensional variance, adjoins the Rolling Green Acres Subdivision. The applicant also received a 20 foot building Variance for the side yard setback from the Boone County Board of Adjustment on May 14, 1986. The required building setback according to code is 50 feet. This enabled the structure to be placed within 30 feet of the property line. The applicant also received a variance, of the same dimension as the side, for the rear of the property. This was granted by the Boone County Board of Adjustments on September 12, 1990. This variance allowed the owners to expand by building an addition of 37,648 square feet. The Planning Commission approved this site plan on 9-19-90. Along with the additional building square footage was the addition of 12 new parking stalls. The applicant is now proposing to construct 21 new parking spaces in the area from which relief is sought in regard to the condition of the 1981 zone change.

Relationship to the Comprehensive Plan

Future Land Use Development Guidelines

Buffering

Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts.

Future Land Use Element

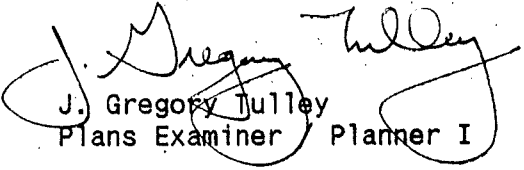
D-3: Turfway - Mineola Area

The Airport Exchange Business Park and Circleport Industrial Parks should continue to develop. Rolling Green Acres should likewise redevelop as industrial uses.

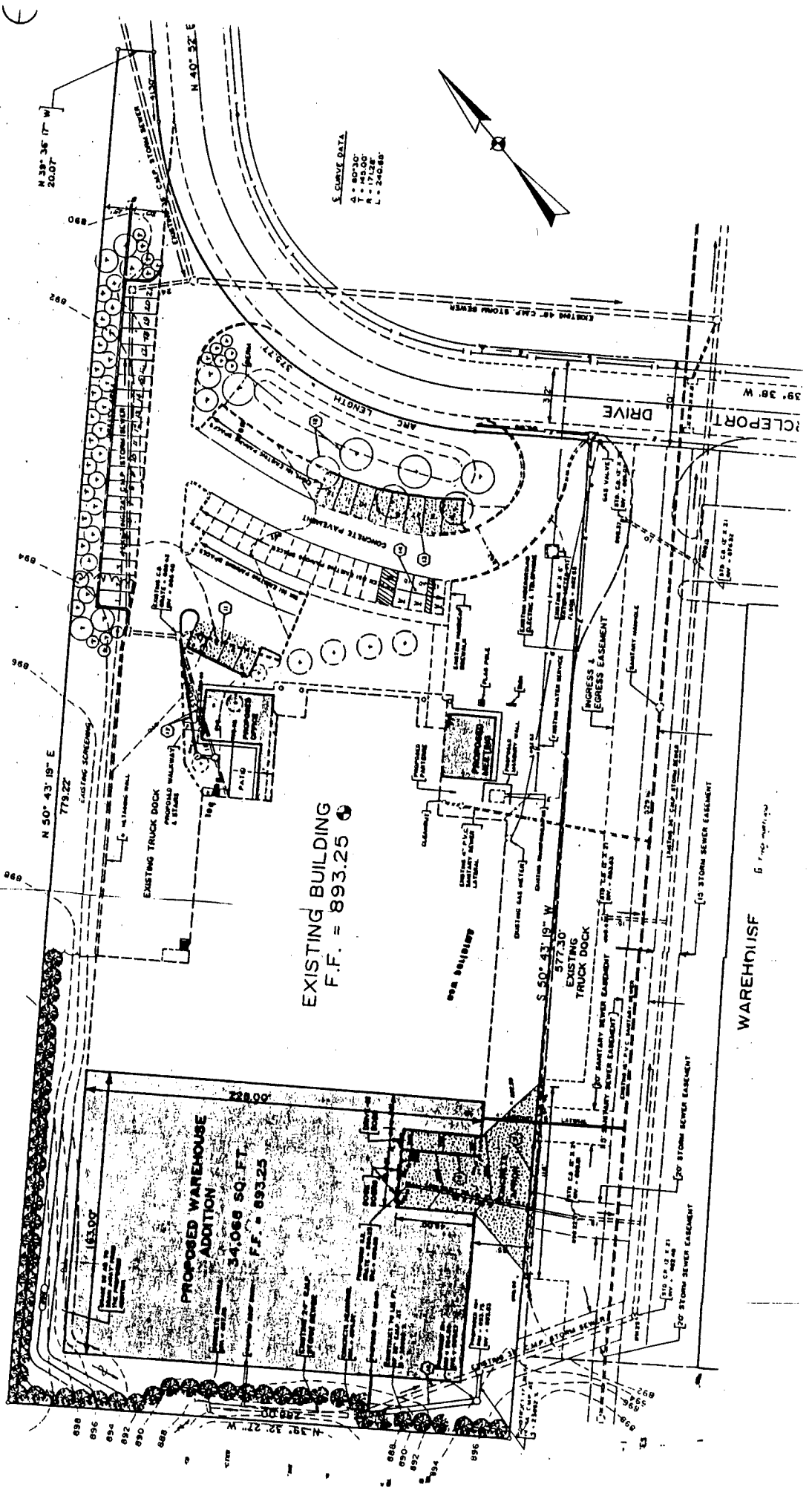
Proposal

The applicant is proposing to eliminate the 30 foot buffer condition and is pursuing a 10 foot dimensional variance in the buffer area in order to construct 21 additional parking spaces along the western property line.

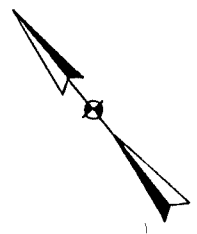
Respectfully Submitted,


J. Gregory Tulley
Plans Examiner Planner I

JGT:kat



S. CURVE DATA
 R = 40' 30"
 Δ = 171.20°
 L = 240.65'

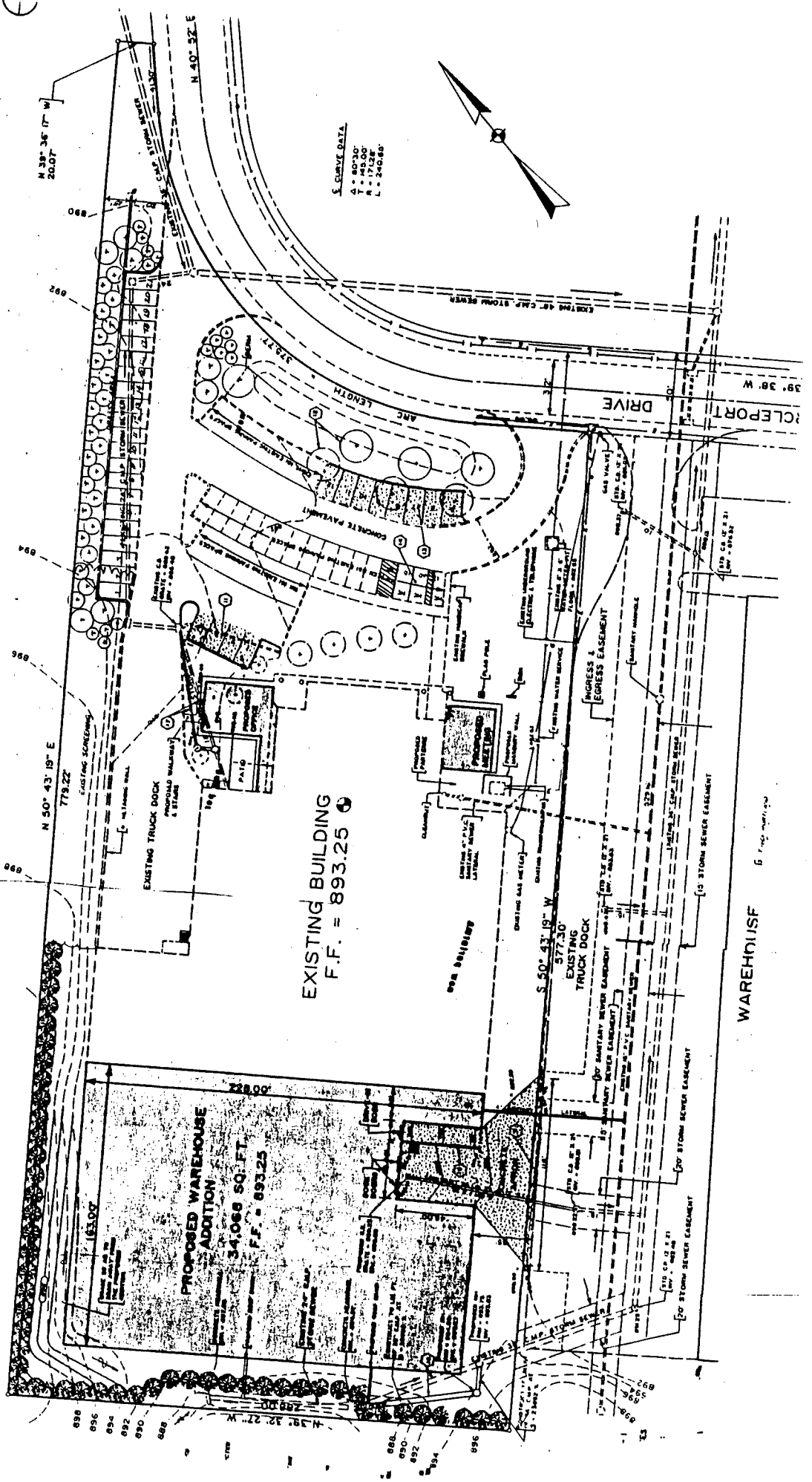


EXISTING BUILDING
 F.F. = 893.25

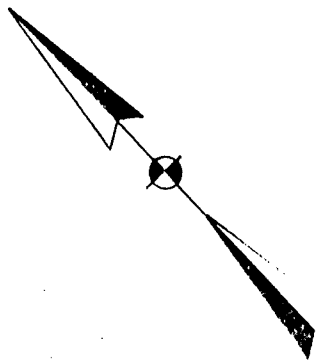
PROPOSED WAREHOUSE
 ADDITION
 34,068 SQ. FT.
 F.F. = 893.25

WAREHOUSE

6.7.2010



21 PARKING SPACES



CURVE DATA

Δ = 80°30'
T = 145.00'
R = 171.28'
L = 240.65'

N 39° 36' 17" W
20.07'

N 40° 52' E

N 50° 43' 19" E
779.22'

B94

B96

B92

B92

EXISTING C.B. GRATE - 888.52
INV. - 886.40

EXISTING 24" C.M.P. STORM SEWER
41.30'

EXISTING 24" C.M.P. STORM SEWER
7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

EXISTING 24" C.M.P. STORM SEWER

EXISTING 24" C.M.P. STORM SEWER

EXISTING 24" C.M.P. STORM SEWER

EXISTING 24" C.M.P. STORM SEWER

EXISTING 24" C.M.P. STORM SEWER

EXISTING 24" C.M.P. STORM SEWER

TRUCK DOCK
PROPOSED WALKWAY
& STAIRS

PROPOSED OFFICE

PATIO

PROPOSED PARTERRE

PROPOSED MEETING

EXISTING HANDICAP SIDEWALK

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

CLEANOUT

STING 4" P.V.C. STARY SEWER TERTIAL

PROPOSED MASONRY WALL

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

EXISTING UNDERGROUND

CONCRETE PAVEMENT

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

SIX (6) EXISTING PARKING SPACES

BERM

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH

ARC LENGTH</



Corporex Constructors, Inc.
 P.O. Box 75020
 Cincinnati, Ohio 45275
 606/292-5500

November 28, 1990

Boone County Planning Commission
 Boone County Administration Building
 P.O. Box 596
 2950 Washington Street
 Burlington, KY 41005
 Attn: Greg Tulley, Plans Examiner

RE: Tressa Parking

Dear Greg:

Boone County Planning Commission is in receipt of request for dimensional variance for the captioned project. Printed below is a summary of reasons I feel the variance should be granted.

1. The diagramed parking will not adversely affect public health, safety and welfare.
 - A. It is adjacent existing parking.
 - B. Parking is screened and set back from Circleport Blvd.
 - C. Does not affect fire lane.
2. Implementation of additional parking will not alter the essential character of general vicinity.
 - A. Retaining wall same material and color as building.
 - B. Landscape buffer provided.
 - C. Long term use of adjacent land will be similar to Tressa property and Circleport zoning.
3. The proposed parking arrangement will not be a hazardous nuisance to the public.
 - A. The parking layout is orderly and in concert with existing parking.
 - B. Car park is screened.
4. The variance will not allow an unreasonable circumvention of zoning regulations.
 - A. The car park is screened by difference in elevation and landscape screening.
 - B. The adjacent property is in a state of change of use; residential to commercial/industrial.

As this request is considered I would like to place emphasis on the following points.

1. The pan handle share of the lot coupled with 30'0" setback is an unusual circumstance.
2. The adjacent land-use to the west is in a state of transition.
3. Strict application of setbacks will create an unnecessary hardship on Tressa. The parking scheme as indicated will allow a reasonable use of the land.



corporex

Corporex Constructors, Inc.
P.O. Box 75020
Cincinnati, Ohio 45275
603/292-5500

November 28, 1990
Boone County Planning Commission
Boone County Administration Building
ATTN: Greg Tulley, Plans Examiner
Page Two

4. The submitted car park layout is a culmination of several studies providing the most efficient and orderly solution.
5. The spirit and intent of zoning ordinance is addressed in the design.

I appreciate the opportunity to submit this request for change.

Respectfully Submitted,

Anthony J. Hoekstra
Project Architect

/clw

cc: Bill Forbriger
Mark Davis

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2
November 28, 1990

Page 1

The Chairman introduced the second item on the Agenda:

2. Applicant: Anthony J. Hoekstra for Tressa (owner)
Request: Change in Concept Development Plan

The request of Anthony J. Hoekstra for Tressa (owner) for a Change in an approved Concept Development Plan with conditions and a dimensional Variance for a 4.1-acre site at 2711 Circleport Drive, Boone County, Kentucky. The site is zoned Industrial One (I-1).

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked the applicant for his comments at this time.

Mr. Anthony J. Hoekstra, an architect with Corporex, representing Tressa, stated that Tressa is a hair care products manufacturing firm. Using an enlarged copy of the Site Plan, he stated that the Variance granted in 1986 was for a sideyard setback and he indicated its location on the Plan. He noted the location of the area called "Phase I". He stated that a rear yard Variance was granted this year. When they requested an addition, they were pursuing parking along the wall which required an easement from the adjacent property owner. They received a truck egress easement, but a parking easement was not granted as it would hinder their parking situation. They looked at parking schemes in front of the building, but they want to maintain the berms and not encroach on the front entrance where there are flowering trees. They looked at an alternate of providing 21 spaces in the area shown in yellow on the Plan. They chose to pursue a Variance and a Change in Concept, which they feel is the best solution.

Mr. Hoekstra indicated the locations of Sections A & B of the retaining wall on the Site Plan. The wall will be of masonry block and built to a maximum height of four feet, with Section B being the highest and Section A being the lowest part. He showed a scale drawing indicating an automobile and a person standing next to the retaining wall and the shrubs to be left for buffer.

Mr. Hoekstra stated that the diagram parking will not adversely affect the public health, safety, or welfare. It is adjacent to existing parking. It is screened and set back from Circleport Boulevard. It does not affect the fire lane access to the property. Implementation of the parking will not alter the essential character of the general vicinity. The retaining wall will be of material similar to the building and stained to match. The long-term use of the land would be similar to the Tressa property. The parking layout is orderly and in concert with the existing parking. It will not allow an unreasonable circumvention of the parking regulations. The adjacent property is changing from residential to commercial and industrial.

Mr. Hoekstra stated that the pan-handled portion of the lot with a 30-foot setback is an unusual circumstance. The adjacent land use to the west is in a state of transition. Strict application of the setback requirement would create a hardship for Tressa and the parking as indicated would allow a reasonable use of the land. They have in no way tried to ignore the spirit or intent of the zoning ordinance.

Chairman Viox stated that the diagrams did an excellent job of depicting their application.

The Chairman asked if there was anyone else present who wished to speak either for or against the request. There being no response, he asked if there were any comments from the Commission.

Mr. Damstrom stated that he was concerned about the loss of some of the trees on the property line. He asked why they are requesting 21 parking spaces.

Mr. Hoekstra stated that the majority of the trees are on the adjacent property. He stated that they are going to buffer 15 feet. They would not be going into any existing vegetation. They came up with 21 spaces by staying a safe distance off Circleport Boulevard up toward the existing retaining wall. He stated that there are 36 spaces now and 45 employees.

Mr. Sharp stated that he believes they anticipated the expansion in 1981 and the required additional parking. He stated that they are now asking to do away with the buffer area.

Mr. Hoekstra stated that there are three parcels adjacent to the parking area, two of which are owned by the airport and one is owned by an individual. He has not been in contact with them, but did write a letter to Bill Martin, Director of Planning and Development. He enclosed a copy of the Site Plan and other drawings and requested a reply. He stated that Mr. Martin's reply says that the Kenton County Airport Board has no objection to the request for a parking Variance. He offered to provide a copy of Mr. Martin's letter to the Commission.

Chairman Viox asked that a copy of Mr. Martin's letter be put in the file.

Mr. McMillian noted that Mr. Hoekstra had stated that there would be 15 feet, but the plan shows 20 feet. He asked if this would be visitor or employee parking.

Mr. Hoekstra stated that it will probably be employee parking with visitor parking closer to the entrance to the building.


Mr. McMillian questioned what the area was that did not have shrubs. Mr. Hoekstra reviewed the plan with him indicating the change in grades and the dock area. In response to Mr. McMillian's questions, he indicated the location of vacant parcels and two residential homes.

Mr. Neltner questioned if there was a Landscaping Plan showing the type and size of trees that will be planted. Mr. Tulley stated that this is usually something provided at Site Plan Review.

Mr. Hoekstra stated that because of the change in elevation, they did not want to saturate the entire length with pines. They can provide a plan showing the heights and species of plantings. The on-center spacing is ten-feet across the strip. He added that the cars are already hidden by a retaining wall and the Zoning Regulations say that a change in elevation is an acceptable screening, or an earthen berm. He stated that he anticipates the trees being 4 feet to 6 feet high.

Chairman Viox asked if there were any further comments or questions from the audience or the Commission. There being none, he stated that this item will be on the Agenda for the Business Meeting on December 5, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

December 5, 1990

8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:05 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Robert Kirby, Jr.
Mr. Don McMillian
Mr. Barry Neltner
Mr. Thurman Owens
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett
Mr. Fred Burch
Mr. Rector Jones

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox stated that each member had received a copy of the Minutes of the Public Hearings and the Business Meeting of November 28, 1990 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Kirby moved that they be approved as mailed. Mr. Owens seconded the motion and it carried unanimously.

2. Change in Concept Development Plan

The request of Anthony J. Hoekstra (applicant) for Tressa (owner) for a Change in an Approved Concept Development Plan with conditions and a Dimensional Variance for a 4.1-acre site at 2711 Circleport Drive, Boone County, Kentucky. The site is zoned Industrial One (I-1).

Staff Member, Greg Tulley, read the Committee Report which recommended approval of the request based on the Findings of Fact (see Committee Report). A copy of the Public Hearing Minutes serves as a summary of the testimony presented and is attached to the Committee Report.

Mr. Greene moved by resolution to the Boone County Fiscal Court that the request be approved based on the Staff and Committee Reports. Mr. Kirby seconded the motion.

Counselor Wilson advised that the request includes a Variance request and, if it is included in the motion, it would become effective when the Fiscal Court takes action to approve the Development Plan. Mr. Greene agreed that approval of the Variance request is included in his motion and added Counselor Wilson's comments to his motion. Mr. Kirby seconded the amendment to the motion.

Mr. DeLong questioned the compliance of the request with the Comprehensive Plan and Mr. Tulley advised that it is in compliance with what is foreseen as the adjoining land uses -- that the neighboring subdivision will become industrial.

Mr. DeLong asked if there was still a house back there. Mr. Tulley advised that there is a vacant lot that adjoins where the parking lots are located and the lot adjoining that lot is owned by the airport. There are homes on the street, but they border the back end of the property where Tressa will be.

Mr. Sharp stated that he had visited the site and is in agreement with the Staff. There is a lot of growth there and the houses are located far from what Tressa plans to build.

Mr. Damstrom noted that the applicant had agreed to leave the large trees intact. Mr. Tulley noted that the Committee Report says, "based on the statements made and the Concept Development Plan submitted". The applicant is being tied into the plan he submitted, as well as the amount of plantings indicated on the plan.

Mr. Kirby noted that the applicant had indicated at the Public Hearing that all of the big trees were on the other person's property and he could not commit to the trees on that property. Mr. Tulley advised that, after the Public Hearing, the applicant measured from the property line and there were six trees between 8" and 21" in diameter on his property. He has sent a letter, a copy of which is in the file, saying that those existing trees will remain.

There being no further comments, the Chairman asked for a vote on the motion made by Mr. Greene and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: December 5, 1990

RE: Request of Anthony J. Hoekstra (applicant) for Tressa (owner) for a Change in an approved Concept Development Plan with conditions and a dimensional variance for a 4.1 acre site located at 2711 Circleport Drive, Boone County, Kentucky. The site is zoned Industrial One (I-1).


REMARKS:

We, the Committee, based on the statements made and facts gathered and the Concept Development Plan submitted at the November 28, 1990 Public Hearing recommend approval of the request based upon the following findings of fact.

Findings of Fact

1. The elimination of the condition mentioned below is in agreement with the current Boone County Comprehensive Plan and is based upon the existing uses of the site and the future uses of the adjoining properties. The Comprehensive Plan suggests that "The Airport Exchange Business Park and Circleport Industrial Park should continue to develop. Rolling Green Acres should likewise redevelop as industrial uses."
2. The condition of a 30' buffer area adjoining all residentially zoned property restricts the space for additional parking. The request is to build 21 spaces within this setback area. Additionally, references to the 1990 Boone County Comprehensive Plan are made in the November 28, 1990 Staff Report. This proposal to remove the 30' buffer condition is for Lot 1A only. The remainder of the Circleport I Subdivision is to adhere to this condition. Finally, the Committee feels that granting the dimensional Variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the several vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

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.




Phil Damstrom, Chairman

Fred Burch


Rector Jones



Barry Neltner



Carol Smith



Lawrence Collins

Boone County Recorder

1 - 30 - 91

LEGAL NOTICE
ORDINANCE NO. 920.221

The Boone County Fiscal Court at its meeting held Tuesday, January 22nd, 1991, at 5:30 P.M., third floor courtroom, Administration Building, Burlington, Kentucky, gave Second Reading and adopted the following ordinance.

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RECOMMENDING APPROVAL FOR A REQUEST OF ANTHONY J. HOEKSTRA (APPLICANT) FOR TRESSA (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT WITH CONDITIONS AND A DIMENSIONAL VARIANCE IN AN INDUSTRIAL ONE (I-1) ZONE ON A 4.1 ACRE SITE LOCATED AT 2711 CIRCLEPORT DRIVE, BOONE COUNTY, KENTUCKY, AS RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION R-43-90.

I hereby certify that the above summary of said Ordinance has been written in such a manner as to inform the public of the context of same. A copy of said Ordinance is on file in the office of the County Judge/Executive and may be reviewed between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, at the Administration Building, second floor, Burlington, Kentucky.

ATTEST:

CAROLYN A. RUDICILL
FISCAL COURT CLERK
P.O. #FC 53181

BRUCE FERGUSON
COUNTY JUDGE/EXECUTIVE

LARRY CRIGLER
COUNTY ATTORNEY