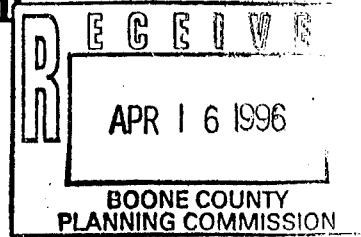


APPLICATION FORM
ZONING MAP AMENDMENT

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. Name of Project Kentucky 20 Business Park
2. Location of Project at 20 and Hossman Road
3. Total Acreage of Site 10
4. Current Zoning of Site rural density residential
5. Proposed Zoning (Classification being requested) I-1

6. Proposed Uses (please specify each use)
Light manufacturing, warehouse, distribution and related services or office

7. Names of Applicant(s) Al. Neyer, Inc.
Phone Number (513)271-6400 Fax No. (513)271-1350
8. Address of Applicant(s) 3800 Red Bank Road
Cincinnati OH 45227
City State Zip
9. (2) Name of Property Owner(s) Lewis and Betty Hossman and Jeffrey & Sherrie Trapp
Phone Number 606-689-4571 Fax No. _____
10. Address of Property Owner(s) 3086 Hossman Road (6.7 acres) 4.75 ±
** Hebron, KY 41048
City State Zip
11. Proposed Building Intensities (please specify)
Not to exceed 20,000 square feet per acre

12. Are there any existing buildings on the site? Yes
How many? 2 homes, 1 barn
13. Deed Book 171 141 Page No. 461 495 Group No. _____
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? N/A
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

<u>Yes</u>	Boone County Water and Sewer District
<u>N/A</u>	Florence Water and Sewer Commission
<u>Yes</u>	Union Light Heat and Power
<u>Yes</u>	Cincinnati Bell
<u>N/A</u>	Owen County Rural Electric
<u>Yes</u>	Boone County Public Works Department

(over)

** Jeffrey & Sherrie Trapp
3090 Hossman Road (3.28 acres)
Hebron, KY 41048
Deed Book 526 Page 299

EXHIBIT "A"

STAFF REPORT

Request of Al Neyer, Inc. (applicant) for Lewis and Betty Hossman and Jeffrey and Sherrie Trapp (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Industrial One (I-1) for an approximate ten acre site located at KY 20 and Hossman Road, Boone County, Kentucky. The request is for a zone change to allow general I-1 uses.

May 22, 1996

Location

The site is located at the corner of Hossman Road and KY 20 (Petersburg Road), just southwest of the I-275 overpass (Sheet 1-Location Map).

Request

The applicant is requesting a change in the current zoning from Suburban Residential One (SR-1) to Industrial One (I-1) to allow for light manufacturing, warehousing, distribution and related services or offices. The maximum intensity allowed for Industrial One zones is 25,000 square feet per acre.

The applicant has not submitted a Concept Development Plan.

Surrounding Land Uses and Zoning (See Sheet 2-Zoning Map)

North of the site is KY 20 (Petersburg Road) and Sycamore Drive. Several single family houses exist along Sycamore Drive. This area to the north is currently zoned Suburban Density Residential (SR-1). The Future Land Use Map shows this area to redevelop as Business Parks.

East of the site is a Neyer Industrial Development currently under construction. This is the new site for Victory Tube and Control Techniques. This property is zoned Industrial One (I-1). The airport also owns two properties east of the site. These two properties are zoned Suburban Residential One (SR-1).

South of the site is one single family residence. The remaining property south of the site is undeveloped and part of the flood plain of one of the Elijah Creek's tributaries. This property is zoned Suburban Residential One (SR-1).

West of the site is Hill Road which contains a few single family residences and what appears to be an abandoned house or business. This property is zoned Suburban Residential One (SR-1).

Site History and Characteristics
(See Sheet 3-Areal Photo Map)

The property has direct frontage onto KY 20 (Petersburg Road) and Hossman Road. The site contains two houses, a barn and a detached 4 car garage. All four structures are located in the center of the site which is the highest and flattest area. The topography has a range in elevations of approximately 30 feet. The northeastern area of the site contains two natural drainage swales that are covered with trees and other thick vegetation.

The site has access to a newly constructed sewer main that runs along KY 20. The line runs along the south side of KY 20 which is the northwest property line before it crosses to the north side of KY 20 at Sycamore Lane. The site also has access to a newly constructed 16 inch water line that services the adjacent developing property to the east (Victory Tube and Control Techniques).

The western portion of the site is located outside the 65 Ldn (Levels day/night) noise abatement contour for the airport. The eastern portion is within the 65 Ldn. The area withing the 65 Ldn is appropriate for any development other that residential.

The adjacent property to the east, a Neyer development was granted a Zoning Map Amendment from Suburban Residential One (SR-1) to Industrial One (I-1) in July of 1993. The conditions for the Zoning Map Amendment accompany this report.

Relationship To The Comprehensive Plan

The 1995 Boone County Comprehensive Plan's Future Land Use Map indicates the site's future land use classification as being "*Transportation*" and is defined as *Airports, major four lane roads, interstates, and interchanges*. This "Transportation" classification shown on the Comprehensive Plan's future land use map is the area within the 1995 Cincinnati/Northern Kentucky Airport Master Plan for future land use. The Airport Master Plan shows the future land use for this area being aviation-related commercial developments.

The Goals and Objectives section for the Environment, specifically the physical environment states:

"New development or redevelopment shall attempt to design sites utilizing existing topography and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used beneficially where possible"., (p.5).

The Goals and Objectives section for Business Activity, concerning industrial uses states:

"Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio river, the Airport and on Airport owned land. Industrial districts shall be properly located in advance and thereby lessen any detrimental impact on future adjacent development"., (p.7).

The Business Activity section for Areas of Future Industrial and Office Activity states:

"The area surrounding the Airport and Airport property should be closely examined to explore industrial and office development opportunities. This examination can be performed by suing the 1995 Cincinnati/Northern Kentucky International Airport Master Plan...The area to the west of the airport along Hossman Road may also be suitable for office oriented development if proper access and buffering can be accomplished", (p.84).

Figure 5.3, a "Future Industrial and Commercial Development" map, shows the site developing as Industrial uses, (p.87). (See Sheet 4-Future Development Map)

The Land Use section for the Hebron Area states:

"The Hebron area will be dramatically affected by a planned 3rd north-south airport runway (See Sheet 5). This runway is described in detail in the 1995 Airport Master Plan and is shown on the Future Land Use Map. Construction of this runway will displace existing residential land uses, impact public land uses, relocate or close roadways, and will cause the 1995 Future Land use Map to be significantly different from the 1990 Future Land Use Map".

"In the event that the proposed 3rd north-south runway is not constructed, the Hossman Road area between KY 20 and KY 237 is planned for a Business Park district that should reflect an office campus environment. This development would require reconstruction of the northern end of Hossman Road; at the intersection with KY 20, the roadway would extend southward, eliminating the two existing ninety degree turns and reconnecting with Hossman Road as it borders the airport. The Business Park development in this area should contain significant buffering and landscaping to blend in with the continued residential character of KY 20 and Hebron" (pp.219-20).

The Land Use Classification for a Business Park is defined as: *"A mix of office warehouse, research, office, and light industrial uses in a park like setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment"*.

Staff Concerns

1. The applicant has indicated that access to the property would be from the private drive serving the existing development and that limited emergency vehicle access would occur along Hossman Road.

Staff agrees that the access should come off the existing private drive in order to eliminate the need for an additional curb cut along KY 20. Staff also agrees that any access onto Hossman Road, be limited to emergency uses only. The private drive serving the existing development would need to be dedicated to the county.

2. Because there is no concept development plan, staff must assume that the entire site could be leveled to enable light industrial development. The northeast portion of the site contains two moderately steep drainage swales with thick vegetation, and should be considered for partial or entire preservation with respect to any development on the site.
3. Without a concept development plan, the applicant has not indicated what buffering, if any, will be used to screen the development from the surrounding residences.

Conclusion

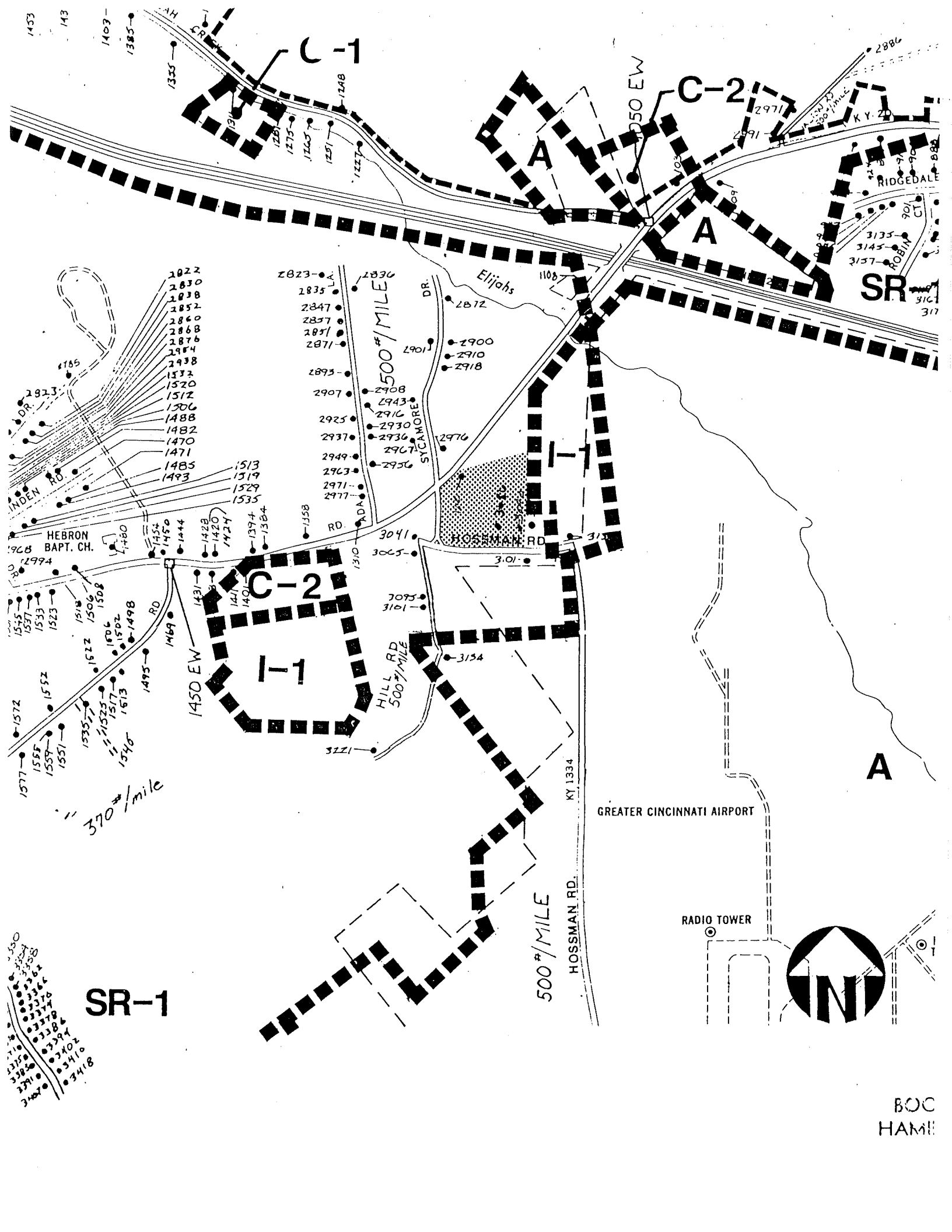
This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the criteria necessary for approving a Zoning Map Amendment as stated in Article 3, "Amendment" of the Boone County Zoning Regulations. If recommended by the Planning Commission and Fiscal Court, the Future Land Use Map would need to be amended.

Respectfully submitted,



Edward Coleman
Planner

EC\pr

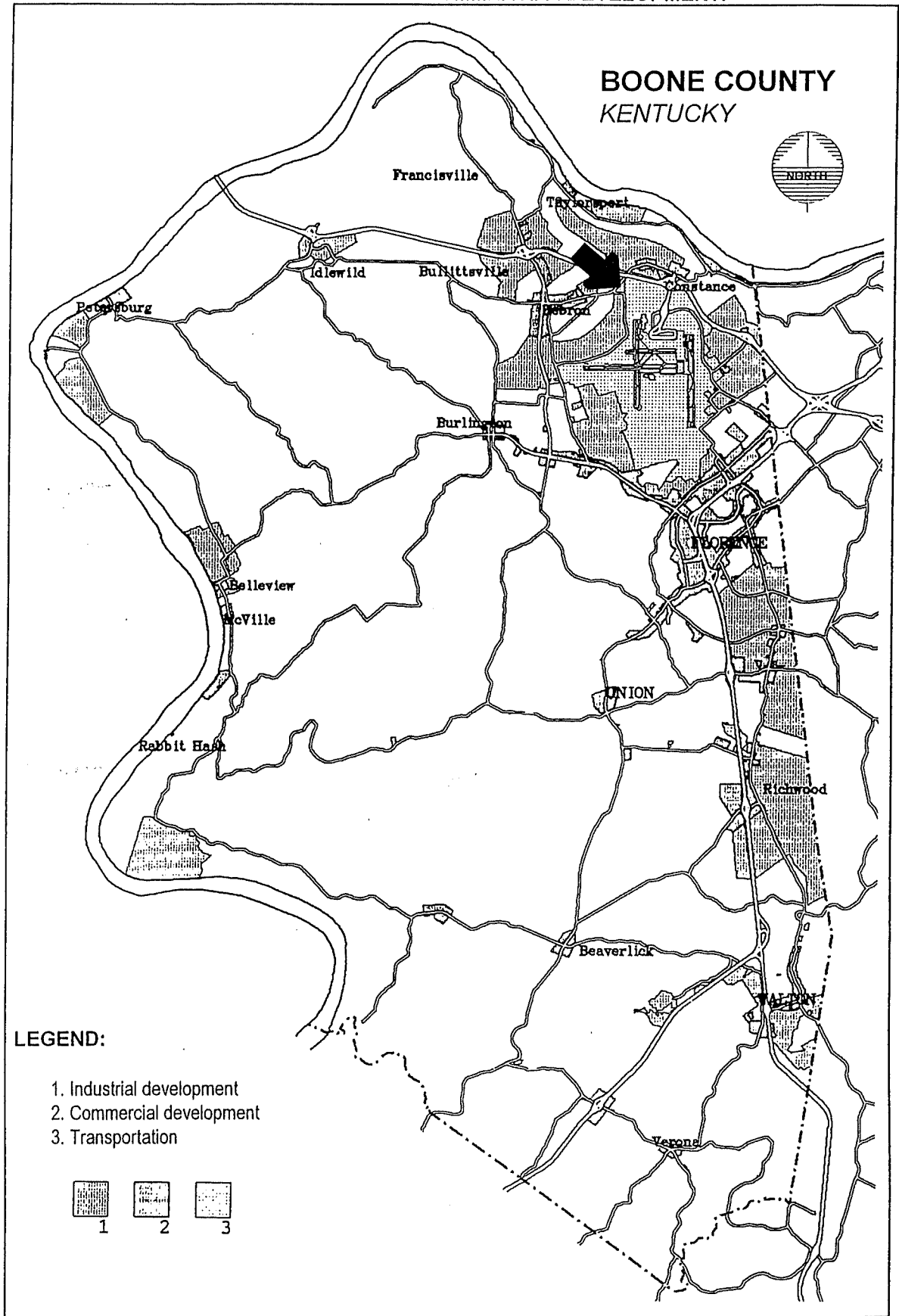


Hossman Rd.

KY 20

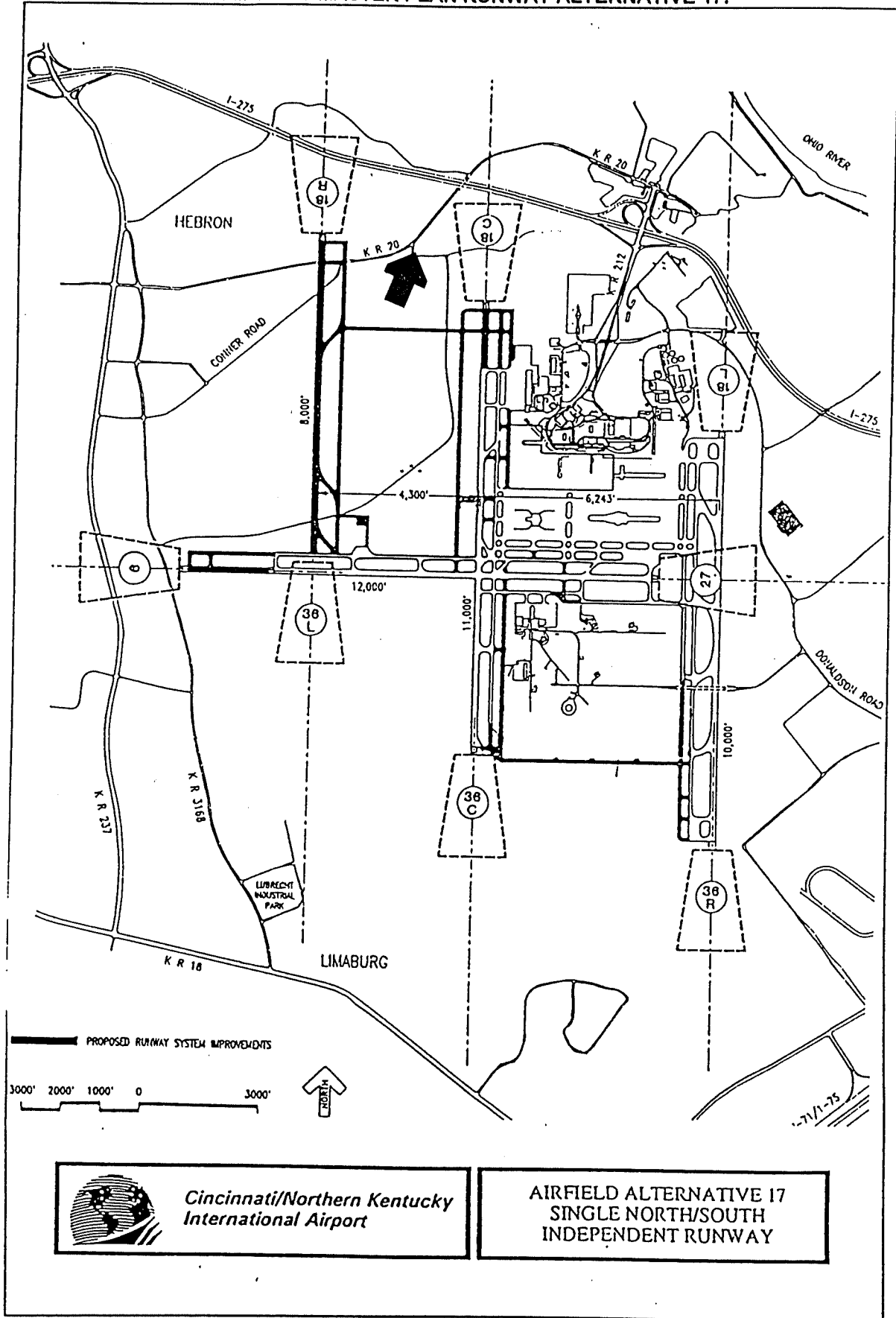


FIGURE 5.3. FUTURE INDUSTRIAL AND COMMERCIAL DEVELOPMENT.



Map produced by USDA Natural Resources Conservation Service in cooperation with Boone County (KY) Planning Commission using GRASS GIS software.

FIGURE 11.5. 1994 AIRFIELD MASTER PLAN RUNWAY ALTERNATIVE 17.



0724

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005
606-334-2196 FAX 606-334-2264

July 2, 1993

Mr. Joseph Dehner, Esq.
2500 PNC Center
201 East Fifth St.
Cincinnati, OH 45202

RE: Bowlin Zone Change Request On Hossman Road, Boone County, Kentucky

Dear Mr. Dehner:

The following represents the conditions being discussed by the Zone Change Committee. If you, as the applicant will agree to these conditions, please indicate so by signing your name at the space indicated at the end of this letter and returning it to our office by 5:00 p.m. Tuesday, July 6, 1993.

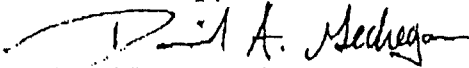
1. Primary access to the proposed I-1 development on the 15.47 acre site will be from KY 20. If found necessary for the development, secondary access can be approved to Hossman Road. In the event that no street or driveway access is planned to Hossman Road, emergency vehicle access should be considered at this location. The development shall be designed to minimize grading necessary to access KY 20. The proposed entrance at KY 20 shall contain entry features, such as fountains and/or attractive stone walls, in addition to landscaping, to be consistent with nearby planned Business Park developments.
2. The applicant agrees that the developer will provide a left-turn lane and right-turn deceleration lane on KY 20, if required by the Planning Commission and/or the Kentucky Transportation Cabinet. This will be determined at Improvement Plan or Site Plan Review, when specific use of the site is learned.
3. As indicated by the applicant, a minimum fifty (50) foot buffer will be maintained along the western border of the site as long as residential uses remain adjacent to this portion of the site. The Planning Commission may require that the existing vegetation in this buffer area be supplemented with evergreen plantings or berms at strategic locations to achieve effective screening for the adjacent residences. Should acquisition and removal of the residential uses by the airport occur by the time of development of any industrial uses on the Bowlin site, the buffer need only contain existing vegetation for the standard required width of twenty-five (25) feet.

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To Jan Bowlin	From Dave Goolbsy	
Co.	Co. BCPC	
Dept.	Phone # 304 2196	
Fax # 283-7209	Fax # 334 2264	

Mr. Joseph Dehner, Esq.
July 2, 1993
Page 2

4. Any proposed development on the site shall be consistent with the Boone County Wastewater Treatment Master Plan.
5. The development shall meet the Applicable Performance Standards for all I-1 development (section 1134 of the Boone County Zoning Regulations).

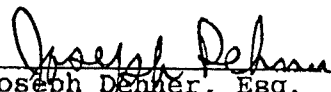
Sincerely,



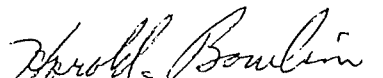
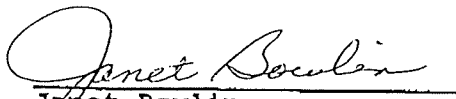
David A. Geohegan, AICP
Senior Planner

DAG\par

I, the applicant, agree to the above listed conditions for approval of my request for the Bowlin Zone Change Request on Hossman Road.


Mr. Joseph Dehner, Esq.
Applicant

We, the owners, agree to the above listed conditions for approval of my request for the Bowlin Zone Change Request on Hossman Road.


Harold Bowlin
Owner
Janet Bowlin
Owner

PUBLIC HEARING ITEM NO. 2:

Commission members present: Mrs. Arnett - Secretary/Treasurer, Mr. Caddell, Mr. Damstrom, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries, Mr. Rush, Mrs. Schaffer, Mrs. Smith, Mr. Viox - Chairman, and Mr. White.

Chairman Viox introduced the second item on the Agenda:

2. Applicant: Al Neyer, Inc. for
Lewis and Betty Hossman & Jeffrey and Sherrie Trapp (owners)

Request: Zoning Map Amendment

The request of Al Neyer, Inc. (applicant) for Lewis and Betty Hossman and Jeffrey and Sherrie Trapp (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Industrial One (I-1) for an approximate ten-acre site at KY 20 and Hossman Road, Boone County, Kentucky. The request is for a zone change to allow general I-1 uses.

Staff Member Ed Coleman presented the Staff Report which included a slide presentation (see Staff Report). He advised that a Concept Development Plan had not been submitted.

The Chairman asked for the applicant's presentation.

Mr. Jay Bayer with Bayer-Becker Engineers, representing the applicant, Al Neyer, Inc., stated that they provided engineering services for the 15-acre parcel which abuts this development and they want to continue that small business park. He stated that the best access for this additional ten acres is through that industrial park and it is a good tie-in for the area. He stated that they will keep the access off Hossman Road. The sanitary sewer has been provided along KY 20 and there is adequate capacity. They will provide the required stormwater detention facilities near KY 20. He stated that they would like to continue the existing I-1 Zone and from a Comprehensive Plan standpoint, in the Business Activity Section, as mentioned by the Staff, it is in the map that this area should redevelop into business parks.

Chairman Viox asked if anyone else wished to speak in regard to this request. There being no response, he asked if there were any questions from the Planning Commission.

Mrs. Smith questioned the road frontage on KY 20. She asked if the property goes all the way from Hossman Road to KY 20. Mr. Coleman responded "yes", but did not know the exact amount of road frontage on KY 20. Mr. Bayer indicated KY 20 on the exhibit and Hossman Road. He indicated the original development and the access. He indicated the small amount of road frontage on KY 20.

Mrs. Smith stated that the applicant is not asking for ingress/egress from KY 20 into this property and the access will be on the other development. Mr. Bayer stated that they are asking for a continuation of that development into the site.

Mrs. Smith questioned emergency access. Mr. Coleman advised that there would be emergency access on Hossman Road. The location of the emergency access has not been determined. He stated that there is emergency access for Victory Tube now from Hossman Road. Mr. Bayer indicated the location of that emergency access on the exhibit.

Mr. Caddell questioned buffering the residences on Hossman Road. He asked if there are residences directly across the street on Hossman Road. Mr. Bayer advised that there are residences there and indicated their location on the exhibit. Mr. Caddell stated that without a Concept Development Plan, it is difficult to determine that there is adequate buffering for the residents.

Mr. Bayer apologized for not having the Concept Development Plan. He stated that they do not have a tenant or user for the site at this time, but with the airport and access to I-275, they are confident that it is a good I-1 Zone. He stated that this is the best they can do at this time.

There being no further comments, Chairman Viox stated that the Committee Meeting for this item will be on June 10, 1996 at 4 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on June 19, 1996 at 8 P.M..

The Chairman closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
June 19, 1996
8 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:10 P.M..

COMMISSION MEMBERS PRESENT:

Mr. William Bailey
Mr. Arnold Caddell
Mr. Mike McKinney, Vice Chairman
Mr. Don McMillian (arrived after the approval of the Minutes)
Mr. Bob Millay
Mr. Barry Neltner
Mr. Robert Ries
Mr. Ralph Rush
Mrs. Linda Schaffer (arrived during presentation by Mr. Geohegan)
Mrs. Carol Smith
Mr. William Viox, Chairman
Mr. Earl White

COMMISSION MEMBERS NOT PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer
Mr. Fred Burch
Mr. Phil Damstrom

LEGAL COUNSEL PRESENT:

Mr. Hugh Skees

STAFF MEMBERS PRESENT:

Ms. Susan Cabot, Historic Preservation
Mr. Ed Coleman
Mr. Dave Geohegan, AICP
Mr. Jeff Hayes, AICP
Ms. Jan Hancock, Secretary
Mr. Mitch Light
Mr. Kevin Wall, AICP

Chairman Viox recommended that Agenda Item #6 be deferred to the July 3, 1996 Business Meeting. Mr. McMillian so moved. Mr. Ries seconded the motion.

Mr. Wall explained that it was announced at the last meeting that Items 6 and 7 were deferred to the July 17 Business Meeting, which is now being corrected to the July 3, 1996 Business Meeting.

The Chairman asked for a vote on the motion to defer Item #6 to the July 3, 1996 Business Meeting and it carried unanimously. (Mrs. Schaffer was not yet present). The Chairman advised that the Committee Meeting for this item will be on June 24, 1996.

7. Zoning Map Amendment

The request of Joseph Cleves (applicant) for Frazier and Dorothy Escue (owners) and Allied Land Developers, LLC (owners by option) for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Suburban Residential One (SR-1) for an approximate 102-acre site located near Bullock Lane and KY 237, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached, single-family residences.

Mr. McMillian moved to defer Item #7 to the July 3, 1996 Business Meeting. Mrs. Smith seconded the motion and it carried unanimously. (Mrs. Schaffer was not yet present). The Chairman advised that the Committee Meeting for this item will be on June 24, 1996.

2. Zoning Map Amendment

The request of Al Neyer, Inc. (applicant) for Lewis and Betty Hossman and Jeffrey and Sherrie Trapp (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Industrial One (I-1) for an approximate ten-acre site at KY 20 and Hossman Road, Boone County, Kentucky. The request is for a zone change to allow general I-1 uses.

Staff Member Ed Coleman presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The applicant has signed the letter agreeing to the conditions.

There being no discussion, Mr. Caddell moved by resolution to the Boone County Fiscal Court that the request be approved based on the Committee Report. Mrs. Smith seconded the motion and it carried unanimously. (Mrs. Schaffer was not yet present).

3. Change in Concept Development Plan

The request of Ike Hazen (applicant) for Richard D. Crist (owner) for a Change in Concept Development Plan for an approximate one-acre site known as Lot 1, Merchants Square Subdivision, Boone County, Kentucky. The request is to allow approximately 11,500 square feet of retail space in a Commercial Two/Planned Development (C-2/PD) Zone.

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Robert Millay, Chairman

DATE: June 19, 1996

RE: Request of **Al Neyer, Inc. (applicant)** for **Lewis and Betty Hossman and Jeffrey and Sherrie Trapp (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Industrial One (I-1) for an approximate ten acre site located at KY 20 and Hossman Road, Boone County, Kentucky. The request is for a zone change to allow general I-1 uses.

Remarks:

We, the Committee, recommend approval of the Zoning Map Amendment request based upon the following findings of fact and with the following conditions:

Findings of Fact:

The Committee has determined that the proposed development is in agreement with and conforms to the intent of the 1995 Boone County Comprehensive Plan for the Hebron/I-275/HWY 20 area.

The Committee has also determined that Suburban Residential One is no longer the appropriate zoning classification for this property and that Industrial One is the appropriate zoning. The Committee's recommendation is based on the Comprehensive Plan, the site's proximity with the airport and the likelihood that the airport will expand.

The Committee has concluded that the following conditions are necessary for the purpose of satisfying the Goals and Objectives stated in the 1995 Comprehensive Plan.

Conditions:

1. The applicant agrees that changes to or deviations from the submitted Concept Development Plans will be reviewed by the Zone Change Committee to determine whether changes are considered minor or major. Minor changes are to be approved by the Zone Change Committee. Major changes to the Concept Development Plan will require a Public Hearing before the Boone County Planning Commission.
2. The street to which this development will obtain access shall be dedicated to Boone County and shall meet all Boone County Subdivision Regulations specifications. All necessary testing will be at a cost to the Developer. Any pavement deficiencies not meeting County specifications shall be corrected before the road will be dedicated.

3. All buildings to be constructed shall meet the setback requirements within the Boone County Zoning Regulations that apply to Industrial One zones and uses.
4. All buildings to be developed shall be constructed with similar building materials and styles as the existing industrial buildings (Victory Tube and Control Techniques) that adjoin the site to the east.
5. The development shall comply with all landscaping requirements of the Boone County Zoning Regulations. In addition, a row of evergreen trees spaced at 10 feet on center shall be located between the proposed detention basin location and Route 20, directly across from Sycamore Lane. A minimum of 10 deciduous trees (One deciduous tree per 20 linear feet) shall also be incorporated into the planting design for the said location.

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.

Robert Millay

Robert Millay, Chairman

For Against _____
Abstain _____ Absent _____

William Bailey

William Bailey

For Against _____
Abstain _____ Absent _____

Fred Burch

For _____ Against _____
Abstain _____ Absent

Arnold Caddell

Arnold Caddell

For Against _____
Abstain _____ Absent _____

Phil Damstrom

For _____ Against _____
Abstain _____ Absent

Barry Neltner

Barry Neltner

For Against _____
Abstain _____ Absent _____

TOTAL: 4 FOR - AGAINST - ABSTAIN 2 ABSENT

PUBLIC HEARING ITEM NO. 2:

Commission members present: Mrs. Arnett - Secretary/Treasurer, Mr. Caddell, Mr. Damstrom, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries, Mr. Rush, Mrs. Schaffer, Mrs. Smith, Mr. Viox - Chairman, and Mr. White.

Chairman Viox introduced the second item on the Agenda:

2. Applicant: Al Neyer, Inc. for
Lewis and Betty Hossman & Jeffrey and Sherrie Trapp (owners)

Request: Zoning Map Amendment

The request of Al Neyer, Inc. (applicant) for Lewis and Betty Hossman and Jeffrey and Sherrie Trapp (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Industrial One (I-1) for an approximate ten-acre site at KY 20 and Hossman Road, Boone County, Kentucky. The request is for a zone change to allow general I-1 uses.

Staff Member Ed Coleman presented the Staff Report which included a slide presentation (see Staff Report). He advised that a Concept Development Plan had not been submitted.

The Chairman asked for the applicant's presentation.

Mr. Jay Bayer with Bayer-Becker Engineers, representing the applicant, Al Neyer, Inc., stated that they provided engineering services for the 15-acre parcel which abuts this development and they want to continue that small business park. He stated that the best access for this additional ten acres is through that industrial park and it is a good tie-in for the area. He stated that they will keep the access off Hossman Road. The sanitary sewer has been provided along KY 20 and there is adequate capacity. They will provide the required stormwater detention facilities near KY 20. He stated that they would like to continue the existing I-1 Zone and from a Comprehensive Plan standpoint, in the Business Activity Section, as mentioned by the Staff, it is in the map that this area should redevelop into business parks.

Chairman Viox asked if anyone else wished to speak in regard to this request. There being no response, he asked if there were any questions from the Planning Commission.

Mrs. Smith questioned the road frontage on KY 20. She asked if the property goes all the way from Hossman Road to KY 20. Mr. Coleman responded "yes", but did not know the exact amount of road frontage on KY 20. Mr. Bayer indicated KY 20 on the exhibit and Hossman Road. He indicated the original development and the access. He indicated the small amount of road frontage on KY 20.

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Mr. Caddell questioned buffering the residences on Hossman Road. He asked if there are residences directly across the street on Hossman Road. Mr. Bayer advised that there are residences there and indicated their location on the exhibit. Mr. Caddell stated that without a Concept Development Plan, it is difficult to determine that there is adequate buffering for the residents.

Mr. Bayer apologized for not having the Concept Development Plan. He stated that they do not have a tenant or user for the site at this time, but with the airport and access to I-275, they are confident that it is a good I-1 Zone. He stated that this is the best they can do at this time.

There being no further comments, Chairman Viox stated that the Committee Meeting for this item will be on June 10, 1996 at 4 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on June 19, 1996 at 8 P.M..

The Chairman closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

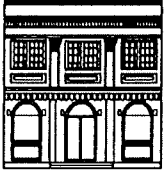
Attest:



Jan Hancock, Recording Secretary

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005
606-334-2196 FAX 606-334-2264

June 18, 1996

Mr. Christopher Dobrozsi
Al Neyer, Inc.
3800 Red Bank Road
Cincinnati, OH 45227

Re: Kentucky 20 Business Park Zoning Map Amendment

Dear Chris:

The following represents the conditions of approval as agreed to by the Boone County Planning Commission's Zone Change Committee. If you, as the applicant agree to the following conditions, please indicate so by signing at the space provided below and returning this letter to the Planning Commission office by 4:00 P.M. Wednesday, June 19, 1996.

1. The applicant agrees that changes to or deviations from the submitted Concept Development Plans will be reviewed by the Zone Change Committee to determine whether changes are considered minor or major. Minor changes are to be approved by the Zone Change Committee. Major changes to the Concept Development Plan will require a Public Hearing before the Boone County Planning Commission.
2. The street to which this development will obtain access shall be dedicated to Boone County and shall meet all Boone County Subdivision Regulations Specifications. All necessary testing will be at a cost to the Developer. Any pavement deficiencies not meeting County specifications shall be corrected before the road will be dedicated.
3. All buildings to be constructed shall meet the setback requirements within the Boone County Zoning Regulations that apply to Industrial One zones and uses.
4. All buildings to be developed shall be constructed with similar building materials and styles as the existing industrial buildings (Victory Tube and Control Techniques) that adjoin the site to the east.

1966-1996

'30 YEARS OF PLANNING THE FUTURE OF BOONE COUNTY'

Mr. Christopher Dobrozsi
Al Neyer, Inc.
June 18, 1996
Page 2

5. The development shall comply with all landscaping requirements of the Boone County Zoning Regulations. In addition, a row of evergreen trees spaced at 10 feet on center shall be located between the proposed detention basin location and Route 20, directly across from Sycamore Lane. A minimum of 10 deciduous trees (One deciduous tree per 20 linear feet) shall also be incorporated into the planting design for the stated location.

Sincerely,

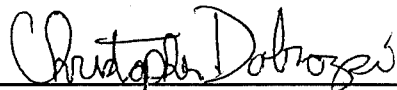


Edward Coleman
Planner

EC\par

Agreement

I, the applicant, agree to the above listed conditions of approval for the requested Zoning Map Amendment for KY 20 Business Park.



Mr. Christopher Dobrozsi
Al Neyer, Inc.

MINUTES
BOONE COUNTY FISCAL COURT
JULY 30, 1996
5:30 P.M.

ORDINANCE 920.334 - HAZEN/CRIST

Commissioner Campbell read a summary of Ordinance No. 920.334 and declared a Public Hearing open at 6:02 p.m. Hearing no opposition, Commissioner Campbell closed the Public Hearing at 6:03 p.m.

Commissioner Patrick moved, seconded by Commissioner Meihaus, to approve on Second Reading Ordinance 920.334, an ordinance of the Boone County Fiscal Court approving the request of Ike Hazen (Applicant) for Richard D. Crist (Owner) for a change in an Approved Concept Development Plan in a Commercial Two-Planned Development (C-2/PD) zone for Lot 1, Merchants Square Subdivision, Boone County, Kentucky, recommended unanimously by the Boone County Planning Commission via Resolution R-96-015-A. Commissioner Campbell called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "E"

ORDINANCE 920.335 - NEYER/TRAPP

Commissioner Campbell read a summary of Ordinance No. 920.335 and declared a Public Hearing open at 6:04 p.m. Hearing no opposition, Commissioner Campbell closed the Public Hearing at 6:05 p.m.

Commissioner Meihaus moved, seconded by Commissioner Patrick, to approve on Second Reading Ordinance 920.335, an ordinance of the Boone County Fiscal Court approving the request of Al Neyer, Inc., (Applicant) for Lewis and Betty Hossman and Jeffrey and Sherrie Trapp (Owners) for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Industrial One (I-1) on an approximate 10 acre site generally located at KY 20 and Hossman Road, Boone County, Kentucky, recommended unanimously by the Boone County Planning Commission via Resolution No. R-96-014-A. Commissioner Campbell called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "F"

ORDINANCE NO. 07-96-01 - AN EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL

Commissioner Campbell read a summary of Ordinance No. 07-96-01 and declared a Public Hearing open at 6:06 p.m. Hearing no opposition, Commissioner Campbell closed the Public Hearing at 6:07 p.m.

Commissioner Meihaus moved, seconded by Commissioner Patrick, to approve on Second Reading Ordinance No. 07-96-01, an ordinance establishing an Emergency Medical Services Advisory Council and affiliating said council with similar councils established by the Counties of Kenton and Campbell. Commissioner Campbell called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "G"

ORDINANCE NO. 07-96-02 - ANIMAL CONTROL

Commissioner Campbell read a summary of Ordinance No. 07-96-02 and declared a Public Hearing open at 6:08 p.m. Commissioner Patrick reiterated her concerns there needs to be a distinction made between dog pens and dog kennels. Attorney Crigler advised this can be addressed at a later time. Hearing no opposition, Commissioner Campbell closed the Public Hearing at 6:12 p.m.