

**CITY OF UNION**  
**Economic Development Committee**  
**November 24, 2020 (via Zoom Videoconferencing)**

**Members in attendance:**

**Jeremy Ramage, Commissioner**

**James Collett**

**Jeff Bowman**

**Steve Harper, BCPC Union Representative**

**David Plummer, City Administrator**

**Melissa Hinkle, Communications and Operations Director**

**Bob Jonas, Boone County Planning Commission**

**Mayor Larry Solomon**

Meeting was called to order at 6:05 p.m. by Commissioner Jeremy Ramage.

**Boone County Planning Update:** Mr. Harper advised there were no updates from BCPC at this time, other than the item to be discussed in new business.

**Small Business Grant Programs:** Administrator Plummer updated that there were eight applicants for round two, and most of those applicants will qualify for the entire \$10,000 grant allotment. These grants will be voted on and disbursed after the December commission meeting if approved. Director Hinkle also noted that there is a new grant program for bars and restaurants coming from the state of Kentucky. Interested parties should contact Administrator Plummer for information on how to apply to the state for these assistance grants.

**New Business:** Administrator Plummer updated the group on a new proposed development at property adjacent to "old" Mt. Zion road near the city building. The Grammas Family Trust Property is applying to Boone County Planning Commission for approval and a zone map overlay to construct 31,000 square feet of retail, including pedestrian access, along with loft-style homes of four stories on an approximately six-acre plot. Plummer presented architectural renderings to the group, and noted that the site has challenges, due to the orientation of US42, which will require some parking areas to face the street. The developers are asking for a retail overlay with a parking variance to the Town Plan, along with an Urban Residential 2 overlay, to increase density in the area.

The group has already held a virtual information meeting with residents of the Harmony Subdivision, which would be adjacent to the development. The Harmony group has concerns about the use of HOA properties and pools by these residents, who would not have paid the maintenance or membership dues to access them.

The EDC group had questions about speed and traffic flows in the area, with already some traffic challenges faced by the other side of Brilliance Avenue, and this development would complete Brilliance across US42 and create access to Mt. Zion road through this area. Administrator Plummer told the group that the City, along with the Union Fire Protection District, Boone County and Boone County Sheriff's Office is requesting an engineering safety study of the entire US42 corridor from Kroger to past Ryle High, due to an increase in severe accidents in the area in the last year. Mr. Harper also noted that the developers could also put pressure on KYTC District 6 to consider lowering the speed in the area as well.

Administrator Plummer informed the group that on December 7, the BCPC Committee will meet and review the development proposal, and then a formal vote of the BCPC will take place on December 16. If anyone has comments or concerns about the development, they are to forward those to Administrator Plummer for inclusion in the city's remarks regarding the proposal.

Tuesday, January 20 at 6 p.m. was set for the next meeting date, due to the Holiday season and other conflicts. The location will be via Zoom, due to member travel and work commitments. The public is invited to attend.

The Meeting was formally adjourned at 6:29 pm by Commissioner Ramage.