

**CITY OF UNION**  
**Economic Development Committee**  
**December 7, 2017**

**Members in attendance:**

**Jeremy Ramage, Commissioner**  
**Kevin Costello, BCPC**  
**Denny Mathis**  
**James Collett**  
**Steve Harper**  
**Jeff Bowman**  
**Jamie Nieves**  
**David Plummer, City Administrator**  
**Melissa Hinkle, Communications and Operations Director**

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

**Public Comment:** There was no public comment.

**Update on Union Activity:** Ramage reported Brandicorp is considering an option to buy on the property owned by Dr. Wright on the corner of Frogtown and US42. There is no firm deal in place, but both are pursuing negotiations and research of the property toward a potential purchase.

**Mt. Zion Road:** The road is slightly behind schedule with a spring 2019 date to open currently projected. Utility relocations caused some delays which has put the project behind schedule.

**Storypoint:** Commissioner Ramage reported that Storypoint will need to look at the issue of fencing, now that the Kroger fence has been relocated. The Storypoint fence between their development and Braxton Drive residents was placed to line up with the fence already installed at Kroger, but now that that fence has been relocated through negotiations between Kroger and residents, the fence issue at Storypoint will have to be revisited. This issue will be discussed with the developer and residents prior to the installation of permanent fencing on the development.

**Kroger Outlots:** Commissioner Ramage confirmed that Central Bank has submitted plans to BCPC for approval for development on one of the Kroger Outlots. Mr. Costello indicated that he thought that would proceed without any issue and development would begin thereafter. There is a hearing on January 3 to address a zoning change request, dealing primarily with parking and the exterior finish work on potential outlot buildings at the Planning Commission. Mr. Costello indicated that further traffic study and a parking study may be needed to ensure adequate parking is available for outlot tenants.

**Other Developments:** Mr. Collett asked if there were any truths to the rumor that Apple, Inc. was considering development in Northern Kentucky. No one had further information to substantiate this rumor. Mr. Costello brought forward that the Grammas Development group is in discussions with a developer to possibly build condos on parcels just off US 42 and north of Mt. Zion Road. This discussion is still very preliminary. Mr. Costello also advised that Panera Bread is in hearings at the BCPC to build a two-tenant building in front of the current Kroger Fuel Center at the new Marketplace location. These plans will be presented on January 3, and he anticipates these will be before the City Commission for approval in March. There was also a brief discussion of several complaints generated on social media regarding the zoning hearings at Boone County and confusion between a zoning request for the Goderweis property and Kroger properties. There was also discussion on the issue of allowing car sales at the Goderweis property, and what city action will be next regarding that issue.

**Developer Update:** Commissioner Ramage advised that David Tomes and Charles Osborn from the Norton Commons Developer group toured the city and met with city officials to look at potential development sites for the future town center. The group will present the city a proposal for potential future development sometime in January, after the holiday season. It is hoped that this proposal will provide more guidance as to which available parcels may be most beneficial to pursue for development of the town center.

Wednesday, February 21 at 6 p.m. was set for the next meeting date, with the hope that the Tomes proposal would be available by that time and be ready for EDC action.

The Meeting was formally adjourned at 6:47 by Commissioner Ramage