

CITY OF ERLANGER
BOARD OF ADJUSTMENTS

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, January 23, 2023 in the Erlanger Council Chambers.

Chairman, Steve Conley, George Betas, John McVay, Jeremy Armbruster, and Bob Whelan were present. Economic Development Director, Emi Randall was also in attendance.

Approval of Minutes: M/S, McVay-Betas, that the Minutes of the meeting held on September 26, 2022 be approved as read. All ayes, no nays, motion carried.

Public Hearing:

607 Watson Road - (PIDN: 003-30-01-014.00) - Mr. Conley asked Mrs. Randall to state the request for the evening. Mrs. Randall stated that Ms. Susan Douglas, CEO of Girl Scouts of Kentucky's Wilderness Road, who are the property owners of 607 Watson Road, is requesting an extension of the previously issued Conditional Use Permit to construct multiple structures, activity areas, expand parking lot, widen existing driveway, install two new signs, new interior access road, and a walking trail. The request is to provide the same permit with the previously issued conditions for an additional five years from the date of the request. Mrs. Randall provided the board members with the information that was included in the original proposal and application, from the Jan. 2019 BOA meeting, and provided a verbal summary of that request.

Mr. Conley swore in everyone who planned on speaking for or against this request.

Mr. Brock McKay, Landscape Architect from Viox & Viox, was the first to step up to the podium. Mr. McKay discussed and showed slides of the proposed site plans as well as the current conditions of the property.

Ms. Susan Douglas, CEO of the Girl Scouts of Kentucky, was the next to step up to the podium and gave her reasons for the extension and stated that the COVID pandemic put a halt to their plans to move forward with the development. In addition, the pandemic caused a delay in their fundraising effort, since they were not able to hold fundraising events. Now that the pandemic is over, they want to ramp up those fundraising efforts and proceed with their development plans for the site. Ms. Douglas stated that now more than ever, kids need places to enjoy the outdoors and have positive social interactions. Ms. Douglas clarified that their request for an additional five years is from today's date rather than five years from the original 2019 approval.

A discussion ensued and once there was no more discussion, Mr. Conley stated a motion was in order.

Mr. Betas made the motion to grant application to Ms. Susan Douglas to develop the property, as shown on the submitted plan dated December 21, 2018, within 5 years of the date of the Board's decision. The granting of this variance will not affect the public health, safety, and welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. The motion shall be pursuant to the fact determinations from the evidence provided, including, without limitations, the Staff Report, which is hereby determined to be accurate. Maximum capacity for day camp will be 150 people and for overnight camp will be 100 people. Daily activity will end by 10:00pm.

Mr. Conley asked if there was a second motion and Mr. Armbruster seconded the motion.

Mr. Conley asked Mrs. Randall to read the roll call: Mr. Whalen - “yes”, Mr. McVay - “yes”, Mr. Conley - “yes”, Mr. Betas - “yes”, Mr. Armbruster - “yes”. Motion carried unanimously.

Board Items:

Mr. Conley asked Mr. Randall to provide information about the board items on the agenda.

Mrs. Randall then requested the board members review the BOA Bylaws provided in their packets and discuss any updates that may need to be made. The board members discussed the bylaws and suggested several changes to them. The position of secretary will be removed unless there is any legal reason to have that position assigned. Mrs. Randall agreed to check on that and get back to the board members. Article VIII, Sections A-E will be removed since they included procedural information for the BOA that is included within KRS. Removing these sections will avoid any conflicts.

Next, Mrs. Randall stated that the board needs to elect its officers for the year.

Mr. Armbruster nominated Mr. Conley for Chairman and Mr. Betas seconded. All ayes, no nays, motion carried.

Mr. McVay nominated George Betas for Vice-Chairman and Mr. Armbruster second. All ayes, no nays, motion carried.

Staff Items:

Mrs. Randall mentioned that the board members are required to have eight hours of continuing education every two years. Pamela Bushelman, with PDS, sent out an email newsletter that provided virtual training options. Forms are also available in that newsletter to submit to her for record keeping.

Adjournment:

Mr. Conley then stated a motion to adjourn was in order. Mr. Armbruster made the motion and Mr. Betas second the motion. Mr. Newsom stated all in favor say “aye” and the motion carried unanimously.

Respectfully Submitted:

Emi Randall, Director of Economic Development

Mr. Steve Conley
Chairman

Attest: _____
Sherry Hoffman
City Clerk