

CITY OF ERLANGER
BOARD OF ADJUSTMENTS

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, July 24th, 2023 - in the Erlanger Council Chambers.

Chairman, Steve Conley, Jeremy Armbruster, John McVay, and Bob Whelan were present. City of Erlanger - City Administrator - Peter Glenn was also in attendance. Andy Videkovich - Planning Manager with Planning and Development Services of Kenton County, was also present.

Approval of Minutes: M/S, Armbruster-Whelan, that the Minutes of the meeting held on April 24th, 2023 be approved. All ayes, no nays, motion carried.

Public Hearing:

Andy Videkovich started off PDS's presentation stating that all notices were made according to KRS 100. Mr. Videkovich asked if any board members had a knowing conflict of interest which was answered - no by all and then lastly asked if any board members had conducted a site visit which was also answered - no by all.

Location 615 Rodeo Drive - Mr. Videkovich reviewed the three (3) requests before the board this evening:

1. An appeal to increase the number of wall signs.
2. A variance request to increase the height and size of the detached principal sign and reduce the setback requirement.
3. A variance request to reduce the setback requirement of a detached principal sign (different location).

Mr. Videkovich proceeded to provide the Planning Administrator's interpretation with supporting documentation from local zoning regulations and code requirements.

Request 1 - An appeal to increase the number of wall signs. Mr. Videkovich detailed out the applicant's request for the increase in the number of signs based on the owners interpretation or division of businesses to be located within the structure. Mr. Videkovich then explained in detail the allowable size requirements for the number of businesses specified verses the applicants interpretation and requested sign sizes. Mr. Videkovich concluded Request 1 by stating the administrators report did not support the request.

Request 2 - A variance request to increase the heights and size of the principal sign and reduce the setback requirement. Mr. Videkovich stated that after the advertisement it was made known that the height and size of the sign was no longer an issue due to the 2012 Board of Adjustment ruling allowing the sign height and size requirement to stay with the land / parcel. Mr. Videkovich then reviewed in detail the site as it pertains to the sign setback requirements. Mr. Videkovich concluded Request 2 by stating the administrators report did not support the request.

Request 3 - A variance request to reduce the setback requirement of a detached principal sign (different locations). Mr. Videkovich reviewed in detail the site as it pertains to the sign setback requirements. Mr. Videkovich concluded Request 3 by stating the administrators report did not support the request.

Board Chairman, Steve Conley then swore in all in attendance that planned on speaking.

Tom Brightenstien, attorney for the applicant then spoke before the board. The applicant spoke in detail

on all three requests. The applicants presentation included photos of neighboring businesses signs that supported the applicants argument as to their request.

Representing the City of Erlanger, Peter Glenn - City Administrator then spoke before the board. Mr. Glenn made an argument against the number of signs being requested along the setback requests for the both principal signs. Mr. Glenn discussed the proposed KYTC Houston Road widening project and its potential effects on the sign setback areas - especially as to the adverse effects of vehicular line of sight issues when turning onto Donnalson Road.

Upon conclusion of the public input portion of the meeting - Chairman, Steve Conley asked for a vote on all three requests. Mr. Glenn promptly asked for a continuance of the vote but was denied by the board. The board continued with the vote.

Request 1 - The board voted three to one in favor of the motion and the applicants request.

Request 2 and Request 3 were combined by the board for voting purposes. The board voted unanimously - four to none against the applicant's request to reduce the setback distance of the development's two principal signs.

Board Items:

There were no board items.

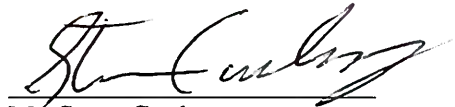
Adjournment:

Mr. Conley then asked for a motion and second for adjournment, all were in favor.

Respectfully Submitted:



Bob Whelan, Secretary



Mr. Steve Conley
Chairman

Attest: 
Sherry Hoffman
City Clerk