

CITY OF ERLANGER  
BOARD OF ADJUSTMENTS MINUTES  
December 18, 2023

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, December 18, 2023 in the Erlanger Council Chambers.

Board members: Steve Conley, George Betas, and Bob Whelan were present. Jeremy Armbruster and John McVay were not present. Cody Sheets presented the case for PDS. City Attorney Jack Gatlin, and Peter Glenn were in attendance.

**Approval of Minutes:** M/S, Whelan - Betas, that the Minutes of the meeting held on August 28, 2023 be approved as read. All ayes, no nays, motion carried.

**Public Hearing:**

**1961 Bullock Pen Road (PIDN: 044-20-00-041.00)**

Mr. Bryon Moore, property owner, made an application for a conditional use permit for an event center within the R-CPS (Residential Compact Subdivision) Zone.

In attendance:

Mr. Bryon Moore, property owner.

Cody Sheets, Associate Planner with PDS provided a favorable analysis from the staff at PDS for this conditional use permit.

Mr. Bryon Moore spoke on the positive effect this would have for his family and use of their property.

Mr. Conley stated a motion was in order.

Mr. Whelan made the following motion: With reference to file BOA-23-0009, a conditional use request for an event center within the R-CPS Zone, I move to approve the conditional use permit based on the facts and considerations contained in the staff report and based on the testimony of staff and witnesses present at the public hearing; and find that the conditional use permit will provide a service that is desirable and will not be detrimental to the health, safety, or welfare of persons residing in the vicinity, nor be injurious to property or improvements in the area.

Mr. Betas seconded the motion.

Mr. Conley called for a vote: Mr. Betas - "yes", Mr. Conley "yes", Mr. Whelan - "yes" - Motion carried.

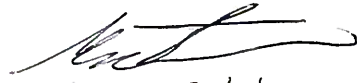
**Motion to adjourn:** M/S, Whelan, Betas to adjourn from the meeting. All ayes, no nays, motion carried.

Respectfully Submitted:




Steve Canfield  
Office Technician

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Mr. Steve Conley  
Chairman

  
Mr. George Baker

Attest:

  
Sherry Hoffman  
City Clerk