

CITY OF ERLANGER
BOARD OF ADJUSTMENTS MINUTES
January 27, 2025

Chairman Bob Whelan called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, January 27, 2025 in the Erlanger Council Chambers.

Board members Bob Whelan, John McVay, Terry Farro, Noah Osterhage, and Eric Rolf were present.

Also present: PDS Associate Planner Cody Sheets and Director of Economic Development Mark Collier.

APPROVAL OF MINUTES: M/S, Rolf-Farro, that the Minutes of the meeting held on November 25, 2024 be approved as read. All ayes, no nays. Motion carried.

POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM: None

PUBLIC HEARINGS: Chairman Whelan opened the following hearing:

BOA-24-0052: 474 Erlanger Road, applicant Brett Smith on behalf of Ideal Realty, Inc.

- A. REQUEST: A conditional use request for a tattoo or body art service in the MU (Mixed-Use) Zone of the Erlanger Zoning Ordinance.
- B. SUMMARY: The applicant proposes to open a tattoo or body art service studio within an existing strip mall.

Mr. Whelan confirmed the following:

- A. PDS made the appropriate notifications per KRS 100.
- B. There were no other conflicts of interest with Board Members.
- C. No Board Members visited the site.

Mr. Sheets presented the PDS Staff Report:

- A. Mr. Sheets was given the testimonial oath.
- B. A conditional use request for a tattoo or body art service in the MU (Mixed-Use) Zone of the Erlanger Zoning Ordinance.
- C. Applicant proposed to rent a site that is one section of a strip mall with shared parking for the tattoo studio.
- D. Staff provided a favorable recommendation for this request.

Applicant Brett Smith addressed the Board:

- A. Mr. Smith was given the testimonial oath.
- B. Mr. Smith stated the site would allow him to be closer to his family.
- C. Mr. Smith stated he believes the site could be plausible for a tattoo shop.

There were no comments from proponents.

There were no comments from opponents.

Mr. Whelan closed the public comment portion of the hearing and opened discussion by Board Members.

Discussion by Board Members: None

Mr. Whelan asked if there was a motion for # BOA-24-0052, a conditional use request for a tattoo studio in an existing strip mall in the MU (Mixed-Use) Zone.

M/S, McVay-Osterhage, 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. The Conditional Use Permit will not be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity or injurious to the property or improvements in the vicinity. The 500-foot spacing requirement allows for the proper integration of this use by ensuring that there will not be a proliferation of this use type. This retail space is vacant, so the tattoo studio will contribute to the reuse of an underutilized property. All ayes, no nays. Motion carried.

PRELIMINARY HEARINGS: None

REHEARING APPEALS: None

BOARD ITEMS: None.

STAFF ITEMS: No cases in February. There could possibly be a case in March.

AUDIENCE ITEMS: None

NEXT MEETING DATE: March 24, 2025, if a new application is received by PDS.

ADJOURNMENT: M/S, Farro-Osterhage, to adjourn at 7:21pm. All ayes, no nays. Motion carried.

Respectfully Submitted:

Steve Canfield
Office Technician

Bob Whelan
Chairman

Attest: _____
Sherry Hoffman
City Clerk