

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
BUSINESS MEETING
August 10, 2011
7:30 P.M.**

Mr. Pieper called the meeting to order at 7:30 P.M.

BOARD MEMBERS PRESENT:

Mr. Timothy Pieper - Chairman
Mrs. Linda Schaffer
Mr. David Schneider, Jr.

BOARD MEMBERS NOT PRESENT:

Ms. Lois Evans - Vice-Chairwoman
Mr. Ritsel Sparks

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

APPROVAL OF THE MINUTES:

Mr. Pieper stated that the Board members received copies of the minutes of the Florence Board of Adjustment Meeting of June 8, 2011. He asked if there were any comments or corrections. There being no changes, Mr. Schneider moved to approve the minutes and Mrs. Schaffer seconded the motion. Mr. Pieper called for a vote and it carried unanimously.

AGENDA ITEMS:

- 1. Request of Holthaus Lackner Signs for a Variance to allow additional building mounted signage on the eastern (Mall Road) building façade at 7841 Mall Road, Florence, Kentucky. The approximate 0.98 acre property is currently zoned Commercial Two (C-2).**

Staff Member, Todd Morgan, AICP, presented the Staff Report which included a PowerPoint presentation (see Staff Report).

Mrs. Schaffer asked if the 4'-8" x 94' sign area dimensions on the drawings equals 441.11 square feet? Mr. Morgan responded that was correct.

Mrs. Schaffer questioned if the proposal would only allow a second sign on the front facade? Mr. Morgan responded that was correct.

Mr. Pieper asked if additional signage could be added between the two signs? Mr. Morgan said he would recommend a condition requiring the signage to be installed per the submitted drawing. The condition would prohibit any additional signage from being installed without them coming back before the Board.

Mrs. Schaffer asked if more signage would be allowed? Mr. Morgan responded that no more signage would be permitted on the front facade if the Board imposed the condition.

Mr. Brad Wilson, with AT & T, said they are only looking to install another sign on the front facade. They do not plan on constructing more signs between the two signs.

Mrs. Schaffer made a motion to approve the application based on the findings that the request will not adversely affect the public health, safety, or welfare and that there are special circumstances. As part of the motion she included the following conditions:

1. The approval is based on the submitted elevation drawing.
2. No additional signage shall be added on the front facade.

Mr. Schneider seconded the motion.

Mr. Pieper called for a vote on the motion and it carried unanimously.

OTHER

Mrs. Schaffer asked what happened to the landscaping at the corner of Mall Road and Mall Circle Road where the Village of the Mall Outlot is proposed? Mr. Morgan responded that the landscaping was removed by the Mall. The Village at the Mall Outlot can still pursue a shared buffer agreement with the Mall but all new landscaping will need to be planted to meet the requirements. The Site Plan application is currently being reviewed by Staff and a revised landscaping plan needs to be submitted.

ADJOURNMENT

Mr. Pieper asked for a motion to adjourn. Mr. Schneider so moved and Mrs. Schaffer seconded the motion. Mr. Pieper called for a vote and the meeting adjourned by unanimous consent at 7:49 P.M.

APPROVED

Timothy L. Pieper, Chairman

Attest:

Todd K. Morgan, AICP
Senior Planner, Zoning Services