

**Taylor Mill Board of Adjustments
Regular Meeting
July 8, 2021**

OATH OF OFFICE

Chairman Osterhage led the Pledge of Allegiance and called the meeting to order at 7:00 p.m. The City Clerk called the roll.

Chairman Jack Osterhage	Present
Ms. Janice Foster	Present
Mr. Ed Kuehne	Present
Mrs. Judi Reis	Absent
Mr. Russell Staubach	Absent

Chairman Osterhage stated that a quorum was present.

APPROVAL OF MINUTES

Chairman Osterhage called for a motion to approve the minutes of the February 13, 2020 Board of Adjustments meeting as submitted. Mr. Kuehne so moved, with a second from Ms. Foster. The City Clerk called the roll.

Mr. Ed Kuehne	Yes
Ms. Janice Foster	Yes
Chairman Jack Osterhage	Yes

MOTION CARRIED

PUBLIC HEARING

Chairman Osterhage stated the purpose of the meeting and reviewed the procedure process for the applicant.

CASE NO: BOA2106-0003

APPLICANT: Tom Hager on behalf of Taylor Mill Pentecostal Church

LOCATION: 5336 Taylor Mill Road, Taylor Mill, Kentucky 41015

REQUEST: Variances requests to the size and distance requirements for an automatic changeable copy sign for an institutional use within the R-1C Zone; the applicant is proposing to replace the existing faces of the V-shaped ground sign with LED changeable copy sign faces. This will require the following variances: (1) increasing the size of the sign to 34.5 square feet where 10.35 square feet is allowed; and (2) erecting the sign within 200 feet of six residential properties, the closest being 81 feet from 711 Mill Valley Drive. Other properties within 200 feet include 712 and 713 Mill Valley Drive, 5330 and 5340 Taylor Mill Road, and 675 Leland Drive.

CONFIRMATION OF NOTIFICATION: Ms. Megan Bessey, Associate Planner of Planning and Development Services of Kenton County stated that all interested parties had been notified in accordance with Kentucky Revised Statutes.

Chairman Osterhage gave a brief explanation of the hearing process for everyone present.

DECLARATION OF CONFLICTS: None.

DECLARATION OF SITE VISITS: None.

STAFF REPORT AND REVIEW: Planning and Development Services Senior Planner Ms. Megan Bessey reviewed the request and maps of the site layout from various perspectives. The site in question is currently occupied by the Taylor Mill Pentecostal Church, an institutional use within a residential zone, which is approximately 3.7 acres.

The surrounding area consists of single-family residential and commercial to the southwest. It is zoned as R-1C. The R-1C Zone conditionally permits cemeteries, churches, fire/police stations, golf courses, country clubs, funeral homes, institutions for higher education, institutions for human medical care, nursery schools, public and parochial schools subject to the following area and height requirements:

- a. Minimum lot area – 22,400 square feet;
- b. Minimum lot width at building setback line – 150 feet;
- c. Minimum front, side, and rear yard depth – 50 feet;
- d. Maximum building height – 35 feet.

STAFF RECOMMENDATIONS:

Recommendation: Unfavorable recommendation for variance requests to the size and distance requirements for an automatic changeable copy sign for an institutional use within the R-1C Zone: (1) increasing the size of the sign to 34.5 square feet where 10.35 square feet is allowed; and (2) erecting the sign within 200 feet of six residential properties, the closest being 81 feet from 711 Mill Valley Drive. Other properties within 200 feet include 712 and 713 Mill Valley Drive, 5330 and 5340 Taylor Mill Road, and 675 Leland Drive.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION:

Ms. Bessey reviewed supporting information for the staff recommendations for this request:

The proposed variances are an unreasonable circumvention of the zoning ordinance. The request to allow the entire sign to be an electronic changeable copy is unreasonable and not within the intent of the zoning ordinance. The sign regulations intend to permit electronic changeable copy as a smaller percentage of an overall static sign. The proposed sign does not meet this intent. The request is 233% greater than what is allowed for institutional use within a single-family district.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Tom and Rhonda Hager on behalf of the Taylor Mill Pentecostal Church addressed the Board of Adjustment. Mr. Hager explained their current sign is “V” shaped so that people can see the sign both coming and going in either direction. The church would like to keep the current “V” sign structure and replace the two current stationary signs with LED changeable signs. The purpose of the sign is for outreach to the community. The sign would be used to advertise church service times, scripture, words of encouragement, and upcoming events.

COMMENTS FROM PROPONENTS: None

COMMENTS FROM OPPONENTS: None

CLOSED PUBLIC HEARING: Chairman Osterhage thanked those who have attended the meeting and the public hearing portion closed at 7:30 p.m.

The Board members discussed the request.

Keeping with the “V” shaped brick sign foundation, the Board approved the variance requests to allow the changeable signs within 200 feet of the six impacted residential properties. The Board approved the variance to increase the size of the LED changeable copy sign, but with some conditions. First, the changeable sign would need to also include a stationary sign. The stationary sign could be the name of the church located above, below, or off to the side of the changeable sign. Second, the two individual LED changeable signs can not exceed 12 square feet each. Third, the combined total sign area is not to exceed 40 square feet per face.

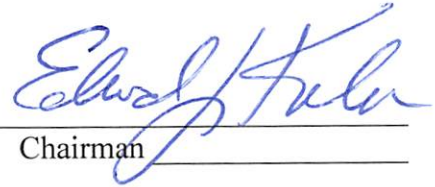
Chairman Osterhage made a motion to grant the variance with some conditions based upon the recommendations of the Staff and the findings and facts from the applicant. The conditions are that there must be a stationary sign in addition to the changeable sign; that the sign does not exceed 12 square feet per face; and that the total combined sign does not exceed 20 square feet per face. Mr. Kuehne made a second. The Clerk called the role.

Chairman Jack Osterhage	Yes
Mr. Ed Kuehne	Yes
Ms. Janice Foster	Yes

MOTION CARRIED

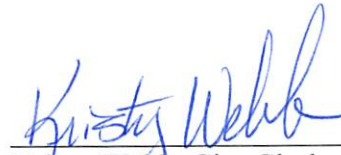
ADJOURNMENT: There being no further business before the Board, Chairman Osterhage made a motion to adjourn. Mr. Kuehne seconded. The motion passed with the board's unanimous approval, the time being 7:38 p.m.

MOTION CARRIED



Chairman

ATTEST:



Kristy Webb, City Clerk
Date: 7/8/2021