

**Taylor Mill Board of Adjustments**

**December 7, 1995**

**7:00 PM**

Chairman Maxfield called the meeting to order at 7:07 PM. Chairman Maxfield announced that there would be a meeting of the Board of Adjustments on 1/7/95 for the purpose of electing officers, per the By-Laws of the Board. There being no other business, Chairman Maxfield opened Public Hearing Number One.

**PUBLIC HEARING NUMBER ONE**

Richard Mueller, 677 Wischer Drive, was present to speak on behalf of his application for variances from the SIDE and FRONT yard setback requirements of the Taylor Mill Zoning Ordinance, for an R1-C zone. Also present on behalf of the application was Mr. Les Fulmer, Mr. Mueller's father-in-law.

Mr. Bowling briefly stated the origin of the application, and covered the technical aspects of the application. Mr. Meece also noted that Mr. Mueller has presented a petition signed by all of the residents of Wischer, which indicated that they were in agreement with Mr. Mueller's plans for expansion.

Mr. Fulmer showed the blueprints for an addition to the Board of Adjustments, and explained that the new addition is necessary for the Mueller family to continue living at their current address. Mr. Fulmer also stated that most of the homes on the street currently exist much closer to the street than this house will even after the addition. Mr. Fulmer noted the volunteer activity of the Mueller's in the TMVFD, and their desire to remain in the city, if possible.

Chairman Maxfield noted the geographical limits of the lot, based on its odd shape and existing character. Mr. Dolan made a motion to accept the variance based upon the applicants presentation, and the petition of the neighbors, Ms. Doggett seconded the motion:

Darpe - Yes  
Maxfield - Yes  
Doggett - Yes  
Dolan - Yes

The motion passed unanimously, and Chairman Maxfield instructed Mr. Meece to complete the necessary paperwork to record the variance with the Kenton County Clerk.

**PUBLIC HEARING NUMBER TWO**

Gus Mecera was present on behalf of the applicant, McDonald's Corporation. Mr. Bowling introduced the application, and explained that the new addition of the Play Place meant that McDonald's was also to add an additional 24 parking spaces -- per the requirements of Section 11.1 of the Taylor Mill Zoning Ordinance. Currently, the site has 69 spaces, adding 4 new spaces with the Play Place addition, per the original parking variance of 9/9/93 from 75 to 65 parking spaces. The request is therefore to receive a variance for the remaining 20 spaces. Mr. Bowling further stated that he had verified his interpretation of the zoning requirements with the NKAPC. Mr. Meece expressed a desire for a specific decision on the Board's behalf, stating that vague "stay" decisions tend to get lost over time, creating future problems for the city in enforcement.

Mr. Mecera made a presentation regarding McDonald's perspective on two points (1) existing code and McD's needs are different (2) other buildings in the region exist with less parking than the Taylor Mill site currently has. Mr. Mecera stated that approximately 60% of the Taylor Mill business is drive-thru, thereby reducing the need for sit down parking spaces. The purpose of the Play Place is to increase the evening business of families, typically the lightest use of the day. A normal stay is 18 minutes in the restaurant, for sit down eaters. The stay with the Play Place is longer, but not enough to cause problems. If there is a

need for additional parking you won't have to tell us to put it in--we'll want to put it in. Mr. Mecera further stated that he believed 59 spaces would be more than adequate for the Taylor Mill location. Mr. Dolan asked if Mr. Mecera was requesting a waiver of the full twenty spaces plus a reduction from the 69 spaces to 59 spaces., Mr Mecera said "yes". "Tonight is the grand opening of the Play Place, and there were still 4 empty spaces when I left", said Mr. Mecera. Mr. Mecera also said that stores in Loveland, and Batavia, are bigger in square feet with less parking availability. In response to Mr. Meece, Mr. Mecera answered that only the Alexandria location had other parking spaces in direct proximity to the store. There will be no increase to staff size based on the Play Place addition.

Chairman Maxfield expressed a desire to stay with the 69 spaces, but hesitated to go any lower. Mr. Dolan made a motion to grant the variance to 59 with the condition that if a public safety concern arises for the inadequate parking on-site, at which point the BOA may elect to review the application and take further action -- possibly raising the number of spaces required. Mr. Darpel seconded the motion:

Doggett - Yes  
Maxfield - Yes  
Darpel - Yes  
Dolan - Yes

The motion was passed unanimously, and Chairman Maxfield instructed Mr. Meece to complete the paperwork necessary to record the variance with the Kenton County Clerk.

The meeting was adjourned at 8:16 PM.