

Taylor Mill Board of Adjustments

July 3, 1997

7:00 PM

Chairman Maxfield called the meeting to order at 7:03 PM. Those members present were as follows: Cary Bushman, Leo Dolan, John Lucas, Paula Tretter, and Chairman Maxfield.

There being no Old or New Business, Chairman Maxfield opened the public hearing portion of the meeting.

Public Hearing Number One (1): 5018 Old Taylor Mill Road.

To begin the hearing, Chairman Maxfield disclosed that his firm had a business relationship which he felt disqualified him from voting in the disposition of the matter. However, he would chair the meeting for the purpose of procedure. Chairman Maxfield outlined the process for the public hearing and asked anyone speaking on behalf of the application to identify themselves. Mr. Bill Marquette, Lackner Signs, and Mr. Marc Jaconetti, 5/3/ Bank, were in attendance on behalf of the application. At this point, it was discovered that Mrs. Heidrich (another potential applicant) was present -- believing her hearing was to be held this evening. Mr. Meece informed the Board that the Heidrich application had reached staff too late for consideration at tonight's meeting. The Board agreed to hold a special meeting on July 21, 1997, to hear the Heidrich application; Mrs. Heidrich then left the meeting.

Mr. Jaconetti stated that 5/3 had established the site in 1993, and waited until the proper business climate existed before taking it operational. Mr. Jaconetti further stated that the additional signs requested was for the purpose of identifying the branch location to customers on KY 16, and in the parking lot of the Shoppes at Taylor Mill. The signs are consistent with other 5/3 branch locations.

Mr. Bushman asked if sign "D" (see attached drawing) would block the vision of vehicles leaving the Little Red Schoolhouse facility. Mr. Jaconetti stated that the entrance to LRS is of sufficient angle and distance so as not to be affected. Mr. Meece explained the legal reasons precipitating the need for the variances (lack of road frontage and square footage), and Chairman Maxfield reviewed the criteria for granting a variance.

Mr. Marquette asked if the regulations with regard to signs had changed since 1993, when Lackner had originally researched the site for specifications. Mr. Meece responded that the Building/Zoning enforcement efforts of the city during that time were far less aggressive, and more complacent.

Ms. Tretter asked with regard to the "C" sign on the south side of the building, and its real need, -- since no one on KY 16 or the parking lot would really see it. Mr. Jaconetti responded that this was to prevent the need for coming back to get the sign approved if the development expanded to include area on the south side of the branch. Further, Mr. Jaconetti stated that the bank would be willing to forgo this sign, as a compromise, if it was understood that they could come and request approval in the future (if needed).

Mr. Meece mentioned the problem of illegal Left Turns from the restricted access on KY 16. Mrs. Tretter asked if 5/3 would be willing to use some their approved signs to help correct a current problem of vehicles

that use the Right IN/OUT to make illegal Left Turns onto KY 16. Mr. Jaconetti said 5/3 would be willing to do this -- as long as the city provided the exact language to be used on the sign.

At this point, Chairman Maxfield again reviewed the criteria for approving the variance in regard to the specifics of this application. Mrs. Tretter made a motion to approve the variance for sign "D" and the "C" sign on the north side of the building only, with the understanding that 5/3 retains the right to reapply to the Board for approval of the "C" sign on the south side of the building. Also, Mrs. Tretter asked that the minutes reflect 5/3's willingness to use the "A" directional sign (in the parking lot) to help address the problem of vehicles making illegal left turns out of the KY 16/RightIN&OUT access. This would probably be accomplished with language like "No Left Turn --Use Old Taylor Mill". Mr. Dolan seconded the motion. Vote:

Bushman - Y
Dolan - Y
Lucas - Y
Tretter - Y
Maxfield - not voting.

Chairman Maxfield closed Public Hearing Number One (1), and asked Mr. Meece if there were any administrative matters for consideration. Mr. Meece distributed minutes of the January 1997 meeting. Mr. Meece also asked that the Board appoint someone to act as a hearing officer for the Board, in the event that a quorum failed to attend a scheduled meeting. After discussion Mr. Dolan made a motion to appoint all members of the Board as Hearing Officers, with the ability to hear evidence and make recommendations back to the full Board. Mr. Lucas seconded the motion. Vote:

Bushman - Y
Dolan - Y
Lucas - Y
Tretter - Y
Maxfield - Y

Mr. Meece informed the Board of his pending departure to accept a new position with the City of Bardstown, and recommended that Mrs. Cain (Ass't CAO) be appointed to the position of BOA Secretary for the duration of her term as Interim City Administrator. Mr. Bushman put the recommendation in the form of a motion, Mr. Lucas seconded. Vote:

Bushman - Y
Dolan - Y
Lucas - Y
Tretter - Y
Maxfield - Y

Mr. Lucas made a motion to approve the minutes, as presented. Mr. Bushman seconded the motion. The motion passed with unanimous acclamation. There being no further business, Mr. Bushman made a motion to adjourn, Mr. Dolan seconded. The motion passed by unanimous acclamation.