

**BOONE COUNTY BOARD OF ADJUSTMENT
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BUSINESS MEETING
May 8, 2024
6:00 P.M.**

Vice-Chairman Estes called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT:

Mr. George Whitton, Chairman
Dr. Ryan Estes, Vice-Chairman
Mrs. Susan Poston
Mr. Don Volland
Mr. Jonathan Vinson

BOARD MEMBERS NOT PRESENT:

None

STAFF MEMBERS PRESENT:

Mr. Michael Schwartz, Director, Zoning Services

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

Chairman Whitton stated that Jonathan Vinson was a new member to the Board and was sworn in prior to the meeting.

APPROVAL OF MINUTES

Chairman Whitton stated the Board members received copies of the minutes of the Boone County Board of Adjustment meeting of April 10, 2024. He asked if there were any other comments or corrections. Mrs. Poston moved to approve the minutes and Vice-Chairman Estes seconded the motion. Chairman Whitton called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Matthew Todd Smith for a Variance reducing the side yard setback from ten (10) feet to three (3) feet to allow for a building addition. The approximate 1.0 acre parcel is located at 1576 Jolee Drive, Boone County, Kentucky and is zoned Rural Suburban Estates (RSE).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff. There were none.

Chairman Whitton asked the applicant if they would like to provide the Board with any other information.

Mr. Matthew Todd Smith and Mrs. Christy Smith stated that they just want to construct an addition to their house.

Chairman Whitton asked if there was anybody else in attendance that wanted to speak to this issue.

Ms. Nancy Owen stated that she is a neighbor and it is her driveway that is closest to the property. She stated that she has no problem with the request and that there is sufficient distance between her driveway and the applicant's property line.

Mr. Volland asked if any part of the driveway will be expanded.

Mr. Smith replied that they do not have any intention at this time to expand the driveway, but if they did, the expansion would be towards the interior of the property.

Chairman Whitton asked if there was any further discussion. There was none. Chairman Whitton asked if the Board wanted to make a motion.

Mr. Volland made a motion to approve the proposed Variance. Mr. Vinson seconded the motion.

Chairman Whitton called for the vote which passed unanimously.

2. Request of Atlantic Sign Company, per Brooke Alini, on behalf of Pilot Travel Centers LLC, for a Variances to: (1) increase the maximum height of a directional sign from five (5) feet to ten (10) feet and increase the maximum sign area of a directional sign from six (6) square feet to twenty-four (24) square feet; and (2) increase the sign area of a free standing pole sign from two hundred seventeen (217) square feet to two hundred seventy-seven (277) square feet. The approximate 2.9 acre parcel is located at 11229 Frontage Road, Boone County, Kentucky and is zoned Commercial Services (C-3).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff. There were none.

Chairman Whitton asked the applicant if they would like to provide the Board with any other information.

Ms. Brooke Alini stated that the proposed signage is necessary to redirect the traffic around Frogtown Connector Road to Frontage Road. She stated that the property owner

is also looking at potential other signage but this is the request for right now.

Chairman Whitton asked if there was anybody else in attendance that wanted to speak to this issue.

Mr. Jay Bayer asked what other signage is being contemplated and that he is in favor of the submitted request.

Ms. Alini replied that there are no specific proposals for new signage, but it is being examined.

Ms. Christy Snyder stated that she works for Pilot and that the site is going through a renovation. She stated that the County approached Pilot about re-routing the truck traffic to alleviate the back-ups onto Richwood Road. She stated that the proposed signage is necessary to help guide the trucks to the appropriate route.

Chairman Whitton asked if there was any further discussion. There were none.

Chairman Estes asked if the Board wanted to make a motion.

Mrs. Poston made a motion to approve the proposed Variances. Mr. Volland seconded the motion.

Chairman Whitton called for the vote which passed unanimously.

OTHER

None

ADJOURNMENT

Chairman Whitton asked for a motion to adjourn the meeting. Mrs. Poston made a motion to adjourn and Mr. Volland seconded the motion.

Chairman Whitton called for the vote and the meeting was adjourned by unanimous consent at 6:18 p.m.

APPROVED

Chairman George Whitton

ATTEST:

Michael D. Schwartz
Director, Zoning Services