

**FLORENCE BOARD OF ADJUSTMENT  
FLORENCE GOVERNMENT CENTER  
COUNCIL CHAMBERS  
BUSINESS MEETING  
September 13, 2023  
6:00 P.M.**

Mr. Duane Froelicher called the meeting to order at 6:00 P.M.

**BOARD MEMBERS PRESENT**

Ms. Lois Evans  
Mr. Duane Froelicher  
Mr. Thomas Judd  
Mrs. Linda Schaffer

**BOARD MEMBERS NOT PRESENT**

Mrs. Lila Huff

**STAFF MEMBERS PRESENT**

Mr. Todd K. Morgan, AICP, Senior Planner

**LEGAL COUNSEL PRESENT**

None

**APPROVAL OF MINUTES**

Mr. Froelicher stated the Board received copies of the minutes of the Florence Board of Adjustment meeting of July 12, 2023. He asked if there were any other comments or corrections. Ms. Evans made a motion to approve the minutes as written and Mr. Judd seconded the motion. Mr. Froelicher called for the vote and it carried unanimously.

**ACTION ON REVIEWS**

1. Request of My Pets Vet for a Conditional Use Permit. The Conditional Use Permit is to allow a Kennel to operate as part of a veterinary clinic. The approximate 10.68 acre site is located at 7610 Mall Road, Florence, Kentucky. The parcel is zoned Commercial Two/Planned Development/Mall Road Overlay District (C-2/PD/MR).

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation.

Mr. Bob Singleton, with My Pet's Vet, said his address was 321 Applegate Parkway, Birmingham, Alabama.

Ms. Evans asked him to address the questions found in the Staff Report.

1. **What are the proposed hours of business?** From 7:00 A.M. to 8:00 P.M.
2. **How many animals (dogs, cats, etc.) can stay at the facility overnight?** There are 11 suites. Two dogs could stay in the same suite if they have the same owner.
3. **Are any animals ever walked outside by Staff?** He wasn't aware the animals could not be walked outside but is now.
4. **Where is animal waste disposed?** Dog waste is bagged and put in trash. Play area and potty area are artificial turf. These areas are washed and disinfected as needed.
5. **Have the adjoining tenants been contacted regarding the proposed use? Did they have any concerns?** The landlord has made the other tenants aware of the business.

Mr. Singleton noted the tenant space would be sound proofed and that the mobile kennel banks in the middle of the kennel area are for doggie daycare. The mobile kennel banks will contain a total of 20 dog cages. They are not the operator and are looking for a vet doctor. The vet doctor's experience will determine what kinds of animals could be treated at the hospital.

Mr. Judd asked what will happen if the Board does not approve the kennel area in the back of the tenant space. Mr. Singleton said he didn't know but speculated it could become an employee break area.

Mrs. Schaffer said she was concerned about the potential number of dogs. There potentially could be 20 dogs in daycare and 22 boarders. Mr. Singleton said they usually see 2-3 boarders on a weekday and 11 boarders on a weekend. They are busier on holidays.

Ms. Evans asked if there were any concerns regarding the chemicals that were used in My Salon Suite. Mr. Singleton said he wasn't concerned. They will have a negative air pressure system and will meet all building codes. He added that they have two locations in the area. One is in Mason and the other is in Eastgate. He reviewed photos of the Mason facility on his laptop.

Ms. Evans asked how they settled on 11 suites. Mr. Singleton said it was based on the room that was available.

Mr. Singleton said they typically have 4 employees working in the animal hospital and 6 employees in the kennel/play area. They also have security cameras inside and outside.

Ms. Evans asked if they considered the hair salon chemicals next door and if they could impact animals. Mr. Singleton said the ERV system would suck air out of their tenant space so he isn't concerned.

Mrs. Schaffer asked how long the Mason facility has been open. Mr. Singleton said four years.

Mr. Froelicher said the kennel and play area seemed accessory to him. Mr. Singleton agreed. He estimated that 90% of their revenue comes from the animal hospitals and the other 10% comes from the kennel/day care. He offered to remove the mobile kennel banks (20 cages) from the proposal if the number of dogs was a concern.

Mrs. Schaffer said she was concerned that the kennel definition permits dog breeding. Mr. Morgan replied it does but that dog breeding isn't part of this application. Mrs. Schaffer said she was still concerned with the number of dogs that could be at the facility at any given time.

Mr. Froelicher made a motion to approve the application as submitted but it did not receive a second. The motion failed.

Mr. Froelicher asked for another motion. Mr. Judd made a motion to approve the request with the following condition:

1. The 20 moveable cages (moveable kennel banks) shown in the kennel area are not approved. Only 11 pet suites are permitted for boarding and daycare.

Ms. Evans seconded the motion. Mr. Froelicher called for the vote and it carried 3-1 (Mr. Froelicher – "yes", Ms. Evans – "yes", Mr. Judd – "yes", and Mrs. Schaffer – "no").

**OTHER**

No other business was discussed.

**ADJOURNMENT**

Mr. Froelicher asked for a motion to adjourn. Ms. Evans made a motion to adjourn the meeting and Mr. Judd seconded the motion. Mr. Froelicher called for the vote and the meeting was adjourned by unanimous consent at 6:58 P.M.

**APPROVED**

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**Mr. Duane Froelicher**

**ATTEST:**

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**Todd K. Morgan, AICP**  
**Senior Planner**