

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
COUNCIL CHAMBERS
BUSINESS MEETING
DECEMBER 16, 2021
6:30 P.M.**

Mr. Duane Froelicher, Secretary-Treasurer, called the meeting to order at 6:43 P.M.

BOARD MEMBERS PRESENT:

Ms. Lois Evans
Mr. Duane Froelicher
Mrs. Lila Huff
Mrs. Linda Schaffer

BOARD MEMBERS NOT PRESENT:

Mrs. Dee Begley

STAFF MEMBERS PRESENT:

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

Mr. Wilson indicated that he administered the oath of office to Mrs. Huff and that she was able to participate and vote on the submitted application.

APPROVAL OF MINUTES

Mr. Froelicher stated the Board received copies of the minutes of the Florence Board of Adjustment meeting of October 14, 2021. He asked if there were any other comments or corrections. Mrs. Schaffer moved to approve the minutes and Mr. Froelicher seconded the motion. Mr. Froelicher called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Cathy West for a Variance. The Variance is to allow Chuck E. Cheese restaurant to amend a 6/9/10 Variance condition. The condition required specific façade improvements and building mounted signage on the building. The site is located at 7635 Mall Road, Florence, Kentucky and is zoned Commercial Two/Planned Development/Mall Road Overlay District (C-2/PD/MR).

Staff Member, Todd Morgan, presented the Staff Report. He indicated that he had prepared a PowerPoint presentation but could not get the computer equipment to operate.

Ms. Evans asked if the banners (Sign F) shown on the front and rear facades were permanent or temporary. Mr. Morgan replied they were temporary signs and would be subject to permitting.

Mr. Carlos Alvarado, with CEC, used his tablet and showed pictures of the existing restaurant and another Chuck E. Cheese that had a similar building and signage design. Ms. Evans asked if the red awnings were illuminated. Mr. Alvarado replied yes and showed a picture of them on his tablet. Mr. Morgan said the pictures seem to show that there is lighting underneath the awnings that will shine down to the ground.

Mrs. Schaffer asked if the red border lighting at the top of the building was being removed. Mr. Alvarado confirmed the border lighting was being removed.

Mrs. Huff made a motion to approve the application based on the Staff Report and with the following conditions:

1. The signage and façade improvements shall be consistent with the submitted elevation and signage drawings.
2. The applicant and Staff shall analyze whether a sidewalk connection can be provided between the public sidewalks on Mall Road and Chuck E. Cheese parking lot. This determination shall be made when the Minor Site Plan is submitted to make the building improvements.
3. The landscaping that was shown on the 8/4/10 Major Site Plan shall be reinstalled.

Mrs. Schaffer seconded the motion. Mr. Froelicher called for a vote on the motion and it carried unanimously.

OTHER

No other business was discussed.

ADJOURNMENT

Mrs. Schaffer made a motion to adjourn the meeting and Ms. Evans seconded the motion. Mr. Froelicher called for the vote and the meeting was adjourned by unanimous consent at 7:07 P.M.

APPROVED

Mr. Duane Froelicher

ATTEST:

Todd K. Morgan, AICP
Senior Planner