

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
COUNCIL CHAMBERS
BUSINESS MEETING
November 30, 2022
7:30 P.M.**

Mr. Duane Froelicher called the meeting to order at 7:30 P.M.

BOARD MEMBERS PRESENT

Mr. Duane Froelicher
Mrs. Lila Huff
Mr. Thomas Judd

BOARD MEMBERS NOT PRESENT

Ms. Lois Evans
Mrs. Linda Schaffer

STAFF MEMBERS PRESENT

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT

Mr. Dale Wilson – Arrived after the Staff Presentation

APPROVAL OF MINUTES

Mr. Froelicher stated the Board received copies of the minutes of the Florence Board of Adjustment meeting of October 20, 2022. He asked if there were any other comments or corrections. Mrs. Huff moved 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 Lee Kuikel for a Conditional Use Permit. The Conditional Use Permit is to allow an adult daycare center. The approximate 0.92 acre site is located at 7705 US 42, Florence, Kentucky and is zoned Office One/Urban Residential Two/Planned Development/Parkway Corridor Study Overlay (O-1/UR-2/PD/PO).

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

Mrs. Huff asked if the Staff recommendation would allow a maximum of two company vehicles to stay in the lot overnight. Mr. Morgan replied that they could stay overnight if the applicant wants to leave them there. He wrote the condition more to the limit the number of company vehicles because there are only 19 parking stalls on site. The

applicant should address this if he thinks he would ever need more than two company vehicles.

Mr. Lee Kuikel said he didn't have anything to add to Mr. Morgan's presentation.

Mrs. Huff asked if the adult daycare would occupy the entire building. Mr. Kuikel replied it would.

Mr. Judd asked for a distinction between caregivers and other employees. Mr. Morgan replied that two spaces are required for every instructor or caregiver and one parking space is required for every other employee. There is no issue with parking because there is a total of 19 parking stalls on site and they will have a maximum of 6 employees at any time.

Mr. Judd asked if they have visitors. Mr. Kuikel said visitors normally come for a few minutes and occasionally stay for 15 minutes. He believes they have ample parking.

Mr. Judd asked if the facility will have a kitchen. Mr. Kuikel responded it will not. Breakfast and lunch are provided from a catering company each day.

Mr. Judd asked if a registered nurse is on-site. Mr. Kuikel responded a registered nurse is on site at all times.

Mr. Morgan asked if people have to enroll or if somebody can just show up. Mr. Froelicher said paperwork has to be completed. Mr. Kuikel added that all the people they care for are referred to them from a doctor.

Mrs. Huff made a motion to approve the request with the following conditions:

1. The facility shall care for a maximum of ten (10) adults at any given time.
2. Days and hours of operation are limited to Monday-Friday, from 8:00 A.M. to 5:00 P.M.
3. No more than (2) company vehicles (standards vans) shall be parked in the lot.

Mr. Judd seconded the motion. Mr. Froelicher called for the vote and it carried unanimously.

OTHER

No other business was discussed.

ADJOURNMENT

Mrs. Huff 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 7:49 P.M.

APPROVED

Mr. Duane Froelicher

ATTEST:

Todd K. Morgan, AICP
Senior Planner