

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
COUNCIL CHAMBERS
BUSINESS MEETING
JULY 12, 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
Mrs. Lila Huff
Mr. Thomas Judd

BOARD MEMBERS NOT PRESENT

Mrs. Linda Schaffer

STAFF MEMBERS PRESENT

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT

Mr. Dale Wilson

APPROVAL OF MINUTES

Mr. Froelicher stated the Board received copies of the minutes of the Florence Board of Adjustment meeting of June 12, 2023. He asked if there were any other comments or corrections. Mr. Froelicher 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 Stephen Berger for a Conditional Use Permit. The Conditional Use Permit is to allow a tattoo artist to occupy a suite at My Salon Suites. The approximate 10.68 acre site is located at 7606 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. Stephen Berger said the exterior signage was shown in a PowerPoint slide and individual suites are not advertised. There are 26 suites and 24 of them are currently occupied. The majority of suites are occupied by hairdressers but other occupants do

Botox injections, laser hair removal, massages, nails, and lashes. When customers come into the lobby there is a television monitor which displays all the occupants and the services they offer. There is also a glass door which is secure. Customers call the appropriate suite and are buzzed in through the door. He offered to answer the questions found in the Staff Report.

1. **What are the proposed hours of business?** The front door is open from 9:00 A.M. to 7:00 P.M. The secondary door is closed all the time. The occupants set their own times and can come in whenever they want. He has some occupants that come in at 11:00 P.M to cut hair. He did not ask the tattoo artist what his hours would be because he allows the occupants to come in and go as they please. He has 24-hour security cameras in all the common areas.
2. **Will the business operate by appointment only?** All suites operate by appointment only. There is a website, www.mysalonsuite.com/florence, which lists the suite occupants and services they provide. Appointments can also be made from the website by clicking on a button.
3. **How many tattoo artists can work out of the suite at any given time?** The suite is only 120 square feet so there will only be one tattoo artist working in the suite. The artist has been in business for 4 years.
4. **Would any exterior signage be permitted which advertises the tattoo suite?** No individual suites are advertised on the building exterior.

Ms. Evans asked if the suites have doors? Mr. Berger said he brought some photos along that show the interior (see Exhibit 1). Every suite has a sliding glass door and enhanced insulation. Some of the suites have frosted windows so the customers have privacy. The tattoo suite has frosted windows so nobody would see inside from the hallway.

Ms. Evans asked Mr. Berger if the tattoo artist sought him out? He replied that My Salon Suite has a lot of social media advertisements. Some of the advertisements are geared to tattoo artists. When the tattoo artist approached him, he reached out the Board of Health. They made him aware that he should also check into zoning.

Mrs. Huff said she has no problems with the request. She has been there to get her hair done and the suites are confined.

Mr. Froelicher asked for a motion. Mrs. Huff made a motion to approve the request based on the Staff Report. Mr. Judd seconded the motion. Mr. Froelicher called for the vote and it carried unanimously.

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 Mrs. Huff seconded the motion. Mr. Froelicher called for the vote and the meeting was adjourned by unanimous consent at 6:13 P.M.

APPROVED



Mr. Duane Froelicher

ATTEST:



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

EXHIBITS

- 1. Photos submitted by Stephen Berger**