

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
COUNCIL CHAMBERS
BUSINESS MEETING
APRIL 10, 2024
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
Mrs. Linda Schaffer

BOARD MEMBERS NOT PRESENT

Ms. Lois Evans

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 September 13, 2023. He asked if there were any other comments or corrections. Mrs. Schaffer made a motion to approve the minutes as written and Mrs. Huff seconded the motion. Mr. Froelicher called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of **Atlantic Sign Company** for a Variance. The Variance is to increase the sign area of the Florence Square architectural freestanding sign. The approximate 51 acre site is located at 7685 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.

Mrs. Huff asked if the blank cabinets shown on the proposed sign would advertise two other businesses. Mr. Morgan replied two more businesses could advertise on the sign and a face change permit would be approved by the Planning Commission as long as the businesses were located in Florence Square.

Mr. Froelicher asked if the applicant would like to speak. Ms. Brooke Alini, with Atlantic Sign Company, said Mr. Morgan covered the proposal. She added that Brixmor owns several shopping centers in the area and are slowly revamping their signs. It's possible they could be back in front of this Board again. The next sign they will be looking at is Florence Plaza. The goal is for the signs to be more consistent.

Mrs. Schaffer and Mr. Judd asked if the Florence Square text that is proposed would be located on both sides of the sign. Ms. Alini said she wasn't sure. Her drawing only shows one side of the sign. Mr. Froelicher said he would think it would be on both sides of the sign. Mr. Morgan said there would be no issue if it were on one side or both sides from a Sign Permit perspective. Ms. Alini said the Florence Square lettering would only be on the black legs of the sign. Mrs. Schaffer asked if Staff has any concerns. Mr. Morgan said he doesn't have any concerns. He believes it would only make sense to put Florence Square lettering on both sides of the sign but in the end it's the property owner's decision.

Ms. Alini asked if the recommended condition should be changed to make it clear that the Florence Square text is permitted on both sides of the sign. Mr. Morgan said it would be clear based on the meeting minutes.

Mrs. Schaffer made a motion to approve the application because it will not impact public health and is not a hazard. She said her motion includes the following condition found in the Staff Report:

1. The sign shall be constructed as presented. Any proposed modification to the sign which includes adding height, sign cabinets, or additional advertisement shall be reviewed through an appropriate public hearing process.

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

ELECTION OF OFFICERS

The Board decided to postpone the election of officers since Ms. Evans was not present at the meeting.

OTHER

No other business was discussed.

ADJOURNMENT

Mr. Froelicher asked for a motion to adjourn. 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 7:43 P.M.

APPROVED

Mr. Duane Froelicher

ATTEST:

Todd K. Morgan, AICP
Senior Planner