

**WALTON BOARD OF ADJUSTMENT
VIA LIVE VIDEO TELECONFERENCE
BUSINESS MEETING
APRIL 4, 2022
6:30 P.M.**

Chairman Hincks called the meeting to order at 6:30 P.M.

BOARD MEMBERS PRESENT:

Mr. David Hincks
Ms. Caitlin Fugate
Mr. Kevin Ryan
Mr. Steve Turner
Mr. Edward Sedor

BOARD MEMBERS NOT PRESENT:

None

STAFF MEMBERS PRESENT:

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Mr. Hincks stated the Board received copies of the minutes of the Walton Board of Adjustment meeting of May 27, 2021. He asked if there were any other comments or corrections. Mr. Turner moved to approve the minutes and Ms. Fugate seconded the motion. Mr. Hincks called for a vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Daniels SharpSmart, Inc. for a Conditional Use Permit and Variance. The Conditional Use Permit is to allow a medical transfer and treatment facility. The Variance is to reduce the 500 foot road frontage requirement to allow the parcel to have two access points on Chandler Drive. The 4.518 acre parcel is located on the northwest side of Chandler Drive between 12091 and 12111 Chandler Drive, Walton, Kentucky and is zoned Industrial One (I-1).

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

Mr. Kyle Little, with Daniels Health, said the application is nothing more than moving across the street because they are outgrowing the existing building. The proposed use and operation will be the same. They are excited about the proposed building and continuing to be part of the community.

Mr. Scott Millay, with Level 4 Construction, said the purpose of the second entrance is for work flow and safety. They don't want trucks passing one-another or leaving from the access point that is shared with Boone Steel.

Mr. Hincks asked if the staff recommendation regarding the proposed access point being limited to one-way out was acceptable. Mr. Millay said it was agreeable because that is how Daniels Sharpsmart intends to operate.

Mr. Hincks asked if the shared access point with Boone Steel can be explained. Mr. Millay said Boone Steel will use the shared access point as an entrance only. Their northern access point will allow ingress and egress.

Mr. Hincks said the fire department had some suggestions regarding fire hydrants. He asked if that needed to be worked out tonight. Mr. Morgan replied that issue can be worked out when a Major Site Plan application is submitted for review. Mr. Millay said they will work with Walton Fire and come up with an acceptable solution.

Mr. Ryan asked if Boone Steel was aware of that plan. Mr. David Heidrich said he was the owner of Boone Steel and one of the owners of Level 4 Construction and that is the way access is planned. Mr. Morgan said an easement will need to be recorded since the access point crosses the property line.

Ms. Fugate said there are some overhead utility lines. She asked if the lines were high enough off the ground for proper truck clearance. Mr. Millay said they will look into that issue.

Mr. Turner said the vegetation near the Waltex property line goes out near the road. He would recommend that the vegetation be cleared by the road so there is proper sight distance. Mr. Morgan said he will look into that when the Site Plan application is submitted for review. Mr. Tony Tuttle, with Bayer Becker Engineers, said some of that vegetation is on the Waltex property. They would need their permission to clear on their property.

Mr. Sedor asked if Daniels Sharpsmart will move out of the existing building once the new building is constructed. Mr. Little said that was correct.

Mr. Turner made a motion to approve the requests with the following condition:

1. The proposed access point shall be limited to a one-way out and shall be signed accordingly.

Mr. Sedor seconded the motion. Mr. Hincks called for the vote and it carried unanimously.

OTHER

Mr. Hincks said the Board needed to elect officers since it was their first meeting of the year. Mr. Sedor made a motion to keep the existing officers. The existing officers are Mr. Hincks – Chairman, Mr. Turner – Vice-Chairman, and Ms. Fugate – Secretary. Mr. Ryan seconded the motion. Mr. Hincks called for the vote and it carried unanimously.

ADJOURNMENT

Mr. Ryan made a motion to adjourn the meeting and Ms. Fugate seconded the motion. Mr. Hincks called for the vote and the meeting was adjourned by unanimous consent at 6:57 P.M.

APPROVED

Mr. David Hincks

ATTEST:

Todd K. Morgan, AICP
Senior Planner