

**WALTON BOARD OF ADJUSTMENT
BUSINESS MEETING
September 19, 2022
6:30 P.M.**

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

BOARD MEMBERS PRESENT:

Mr. David Hincks
Mrs. Caitlin Fugate
Ms. Barb Farrow
Mr. Steve Turner

BOARD MEMBERS NOT PRESENT:

Mr. Edward Sedor

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 June 22, 2022. He asked if there were any other comments or corrections. Mrs. Fugate moved to approve the minutes and Mr. Turner seconded the motion. Mr. Hincks called for a vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Bayer Becker, Inc. for a Variance. The Variance would allow Bobcat Enterprises Sales and Services to reduce the 500' road frontage requirement to permit two access points on Service Road. The property is located on the east side of Service Road and is immediately to the south of 13330 Service Road (Big Tex Trailers), Walton, Kentucky and is currently zoned Industrial One (I-1).

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

Mr. Hincks asked the applicants if they wanted to speak? Mr. Tony Tuttle, with Bayer Becker, said he was present with the owners to answer any questions.

Mr. Hincks asked if anybody else in the audience wanted to speak for or against the request? There was no reply.

Mr. Turner asked the purpose of the second curb cut. Mr. Tuttle said it will allow trucks and trailers to access the site and travel around the building. Trucks will not have to turn around in the parking lot.

Mr. Hincks said he drove to the site today and agrees with the Staff comments regarding sight distance. Visibility from the site is great.

Mr. Hincks asked how much traffic would come to the site on a typical day? Mr. John Shell said he was the Cincinnati Region Manager for Bobcat Enterprises Sales and Services. He estimated that 20 to 30 vehicles would come to site on a typical day (consumer vehicles and delivery). Deliveries on semis would vary but should average 1 to 2 trips per day.

Mr. Hincks asked what their hours of operation would be? Mr. Shell said business hours are from 7:30 A.M. to 5:00 P.M., Monday through Friday. They will make a determination later if they will be open on Saturdays. Saturday hours at other stores go from 8:00 A.M. to Noon.

Mr. Shell said another reason they want two curb cuts is it keeps semis from parking on streets.

Mr. Hincks asked if the lot will be fenced? Mr. Shell said the rear lot will be secured.

Mr. Turner moved to approve the application as submitted and Mrs. Fugate seconded the motion. Mr. Hincks called for the vote and it carried unanimously.

OTHER

Mr. Hincks asked if anybody had anything else to discuss and nobody replied.

ADJOURNMENT

Mrs. Fugate made a motion to adjourn the meeting and Ms. Farrow seconded the motion. Mr. Hincks called for the vote and the meeting was adjourned by unanimous consent at 6:44 P.M.

APPROVED

Mr. David Hincks

ATTEST:

Todd K. Morgan, AICP
Senior Planner