



BOARD OF ADJUSTMENT SPECIAL MEETING
Minutes of October 11, 2023

Chairperson Kevin Barbian opened the regular meeting at 7:30 pm on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present: Kevin Barbian Lou Vogelpohl Dan Feldmann

Absent: Christie Henson

Also Present: David Plummer, City Administrator Cindy Minter, CC Planning & Zoning
Stephanie Tarter, City Clerk Emily Woodward, CC Planning & Zoning

PUBLIC HEARING

1. To hear and gather evidence and public comment regarding approval of a 10-foot front yard set-back for 143 S. Jefferson St, Alexandria, KY 41001

Mr. Barbian opened the Public Hearing at 7:31pm. Ms. Woodward gave an overview of the staff report (see attached) that was provided to the board. She also reviewed the site and pointed out there is a significant slop/drop off at the back of the site.

Mr. Tim Reynolds, the builder for the home, explained he has built 33 homes on Jefferson Street, and this is the only one he has asked for a variance. He does not believe the 10-foot variance will impede the overall look of the community.

Mr. Feldmann drove past the lot, and he does not see any issues with the proposed variance. Mr. James Morrison lives next to the lot in question, and he has no issue with the proposal and is looking forward to having a house on the lot.

Mr. Barbian closed the public hearing at 7:40pm.

MOTION: Dan Feldmann made a motion to approve the 10-foot front yard set back variance because it will not adversely affect the public health, safety or welfare; will not cause a hazard or nuisance to the public; will not allow an unreasonable circumvention of the requirements of the zoning regulations, seconded by Lou Vogelpohl. All in favor, the motion passed 3-0-0.

2. To hear and gather evidence and public comment regarding approval of a Conditional Use permit for an In-Home Daycare at 25 Orlando Drive, Alexandria, KY 41001.

Mr. Barbian opened the Public hearing at 7:42pm. Ms. Woodward gave an overview of the staff report (see attached). In-home daycare is an allowed use in the zone, and she has space in her driveway for parents to pull in and pick up their children.

Neither Mr. Feldmann nor Mr. Barbian saw any issues with the site and the request.

Mr. Barbian closed the Public Hearing at 7:49

MOTION: Dan Feldmann made a motion to approve the Conditional Use of a Family Childcare home, it will not adversely affect the public health, safety or welfare; will not cause a hazard or

nuisance to the public; will not allow an unreasonable circumvention of the requirements of the zoning regulations, seconded by Lou Vogelpohl. All in favor, the motion passed 3-0-0.

APPROVAL OF MINUTES – April 12, 2023

MOTION: Lou Vogelpohl made motion to approve the April 12, 2023 minutes, Mr. Feldmann pointed out the incorrect spelling of his name, seconded by Dan Feldmann. All in favor, motion passed 3-0-0.

NEW BUSINESS

By-Laws: Ms. Minter introduced herself and went on to explain she was not able to locate a copy of the board's by-laws. She drafted up a set of By-laws using the most recent update for Planning & Zoning as a template. There was some discussion regarding the meeting time and setting a regular meeting day and time. The 2nd Wednesday works for the board members and 7:00pm is a good time. They also discussed the cancellation of meetings and the taking of minutes; the chair needs to make the final call regarding the meeting and the city will provide staff to take the minutes. There was also conversation regarding training hours and developing a process for obtaining training hours and also a way to log the training hours. It was suggested that all training be listed and approved at Planning & Zoning meetings since they meet more frequently.


MOTION: Lou Vogelpohl made a motion for their regular meeting to take place on the 2nd Wednesday each month at 7:00pm, seconded by Dan Feldmann. All in favor, the motion passed 3-0-0.

OLD BUSINESS – None

ADJOURNMENT

MOTION: Dan Feldmann made a motion to adjourn, seconded by Lou Vogelpohl. All in favor, motion passed 3-0-0. Meeting adjourned at 8:12pm.

Attested to and submitted by:


Stephanie Tarter, City Clerk

2/14/2024
Dated


Kevin Barbian, Chair

2/14/24
Dated