



## BOARD OF ADJUSTMENT MEETING

Minutes of June 12, 2024

Chairperson Kevin Barbian opened the regular meeting at 7:00 pm on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present: Kevin Barbian Lou Vogelpohl Dirk Glahn  
Steve Minshall

Also Present: Andy Schabell, Mayor David Plummer, City Administrator  
Cindy Minter, CC Planning & Zoning

**PUBLIC HEARING**

*To hear and gather evidence and public comment regarding approval of a gravel driveway variance.*

*i. 9514 Jerry Wright Rd, Alexandria, KY 41001*

Kevin Barbian as Chair wanted to put on recorded that he personally knows the Eaton's and that he can justly make a decision without his friendship affecting that in any way.

**Cindy Minter, CC Planning & Zoning:** Mrs. Minter presented the staff report, see attached.

**Katie & Todd Eaton:** Mrs. Eaton about the developer responsible for the pond. Ms. Minter advised that the pond is not Eaton's responsibility but that the culvert going under their driveway would need to be maintained, she believes it was a point of discussion with their developer. Mr. Eaton further discussed the details on the water runoff.

Lou Vogelpohl asked about a creek, but he was advised there is no creek associated with this property. There was a brief discussion about the width of the driveways, it was pointed out that lot 6 does not need their flag driveway access, that some of lots share a driveway. It was mentioned that there is gravel lots for other properties in that area, and it matches the area. Mrs. Minter advised the county is recommending 10ft of the driveway to be paved. Mr. Eaton asked if they do require them to do an apron would you require everyone else on Jerry Wright Road to have them put in a paved apron as well. Mrs. Minter advised that those homes are grandfathered in. It was mentioned that the County maintains Jerry Wright Road and requires paved aprons to protect the road from being damaged by gravel. The county would need to issue an encroachment permit, and Mrs. Minter advised that hasn't been issued. It was discussed that the city owns all the way up to Jerry Wright Road. Mr. Barbian advised he sees the benefit of the apron, as for the interest of the County and City an apron would be appropriate but not necessary.

**MOTION:** Dirk Glahn makes a motion notwithstanding future properties, that this property in particular we will approve the gravel driveway with the length and width the applicant desires, based on the staff report, discussion held tonight and with bases of the recommendation as listed in the staff report, and that the variance requested will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations, the construction of a paved driveway would create an unnecessary hardship on the applicant given the cost, seconded by Steve Minshall. All in favor, motion passed 4-0-0.

There was a brief discussion on Maple Valley and its relation to this issue. Mrs. Minter advised that it is still a large farm and that if that was to come forward and divide into a large lot development, we would anticipate those would have paved aprons.

## **APPROVAL OF MINUTES – February 14, 2024**

**MOTION:** Steve Minshall made motion to approve the February 14, 2024, Meeting minutes, seconded by Dirk Glahn. All in favor, motion passed 4-0-0.

## **VISITORS & GUESTS – None**

## **NEW BUSINESS – None**

## **OLD BUSINESS - None**

## **ADJOURNMENT**

**MOTION:** Steve Minshall made a motion to adjourn, seconded by Lou Vogelpohl. All in favor, motion passed 4-0-0. Meeting adjourned at 8:00 p.m.

Attested to and submitted by:

  
Stephanie Tarter, City Clerk

1/8/2025  
Dated

  
Kevin Barbian, Chair

01-08-25  
Dated