



**Florence City Council
Special Meeting
Tuesday, November 2, 2021
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in special session on Tuesday, November 2, 2021, at 6:00 p.m. at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, with Vice-Mayor, Dr. Julie Aubuchon presiding as chair.

CALL TO ORDER & WELCOME:

Vice-Mayor Aubuchon called the special meeting to order and declared the meeting open for the presentation of items on the special meeting agenda.

ROLL CALL:

The roll was called, and the following four (4) members of council were registered present: Dr. Julie Aubuchon, J. Kelly Huff, David A. Osborne, and Gary Winn. Councilmembers Mel Carroll and Patricia Wingo were absent.

Staff members present were: Assistant City Attorney, Thomas Nienaber; CFO/HR, Linda Chapman; Chief of Police, Tom Grau; Fire/EMS Chief, Rodney Wren; Public Services Director, Eric Hall; Business & Community Development Director, Joshua Hunt; City Clerk, Melissa Kramer; and Police Lieutenant, Roger Allen.

The following were also present in the audience: Observer, Thomas Judd.

APPROVAL OF MINUTES:

Vice-Mayor Aubuchon called for a motion to approve the minutes of the October 26, 2021, business meeting. Councilmember Huff motioned to approve the minutes with a second from Councilmember Osborne. **All councilmembers present voted aye.**

DISCUSSION AND POSSIBLE ACTION - ORDINANCE O-20-21:

Vice-Mayor Aubuchon read Ordinance O-20-21. An Ordinance Adopting and Approving a Change in a Concept Development Plan in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) Zone for a 17.157 acre site located at 5000 Apex Lane, Florence, Kentucky, to allow additional building mounted signage and modifications to the building design. (Menard, Inc.)

The effect of this Ordinance is to allow additional building mounted signage and modifications to the building design in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone.

The full text of Ordinance O-20-21, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

Vice-Mayor Aubuchon called upon Joshua Hunt, Business Community and Development Director, with regard to the change in concept development plan. Mr. Hunt stated the proposed change to the building was from wood lumber areas that were added to the north facades of the buildings. The addition will be painted green to match the green metal siding existing on the building. Mr. Hunt referenced the photographs of the building facade.

Mr. Hunt stated the additional request was with regard to the signage and referenced photographs. The request entails existing signage and additional signage. Mr. Hunt stated the Florence Planning and Zoning Committee met and was concerned with the signage and no uniformity. Therefore, the committee altered Condition #2 of the Boone County Planning Commission Zone Change/Concept Plan Committee Report to state that individual sign permits shall be required for these signs that are visible from the front parking lot or being mounted to the gate canopy. Additionally, one sign permit will be issued for all signage within the enclosed lumber yard. Menard, Inc. has agreed to the additional condition.

No further discussion was needed and therefore Vice-Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-20-21. Councilmember Winn motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

DISCUSSION AND POSSIBLE ACTION - ORDINANCE O-21-21:

Vice-Mayor Aubuchon read Ordinance O-21-21. An Ordinance Adopting and Approving a Concept Development Plan for a 0.698 acre site, currently zoned Office Two/Planned Development/Parkway Corridor Study Overlay (O-2/PD/PO), located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard Intersection and between the properties of 7673 and 7777 Burlington Pike, Florence, Kentucky, to allow a motor vehicle sales delivery/pick-up location. (315 Burlington Trust)

The effect of this Ordinance is to approve a Concept Development Plan for property located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection and between the properties of 7673 and 7777 Burlington Pike, Florence, Kentucky, to allow a motor vehicle sales delivery/pick-up location in an Office Two /Planned Development/Parkway Corridor Study Overlay (O-2/PD/PO) Zone.

The full text of Ordinance O-21-21, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

Vice-Mayor Aubuchon called upon Joshua Hunt, Business Community and Development Director, with regard to the proposed project. Mr. Hunt advised the project, Carplex, will be located at the vacant lot on KY 18 between the TA Truck Stop and Waffle House. Mr. Hunt stated due to the heavily traveled area near the site, the Kentucky Transportation Cabinet has ruled one of the two existing curb cuts must be removed. The site was identified as a brownfield site and has been inspected and passed all environmental testing. Mr. Hunt stated another concern with the project was the delivery of vehicles. The site layout allows for the car haulers to safely enter and exit the property without traffic concerns. Carplex believes this is the future of car dealerships and is investing heavily in leading edge photography, infrastructure and technology to sell cars and compete with the best of class in the automobile buying industry to sell cars virtually. Mr. Hunt identified the proposed project building which will be three stories tall and glass enclosed.

Councilmember Huff inquired as to the term “brownfield”. Mr. Hunt stated the term brownfield is used when referring to a former site that could have suspected contamination due to the previous development which was a gas station. The location passed all testing required for the project.

Vice-Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-21-21. Councilmember Winn motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

DISCUSSION AND POSSIBLE ACTION - ORDINANCE O-22-21:

Vice-Mayor Aubuchon called upon Linda Chapman, CFO/HR, with regard to the proposed budget amendment.

Ms. Chapman advised the proposed amendment to the fiscal year 2021-2022 budget is with regard to the CDBG-CV Utility Assistance Grant Funds. The amendment indicates a line item in the water and sewer fund to document the \$200,000 grant to be received and a line item in the administrative expense fund to indicate those funds which will be expended.

Vice-Mayor Aubuchon read Ordinance O-22-21. An Ordinance of the City of Florence, Kentucky, amending the budget for the 2021-2022 Fiscal Year of the City (Amendment #1), and providing for budget adjustments due to the approval of CDBG-CV Utility Assistance Grants Funds and the expense of those funds as approved for distribution.

The purpose of this Amendment is to provide for budget adjustments due to the approval of CDBG-CV Utility Assistance Grants Funds and the expense of those funds as approved for distribution.

Vice-Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-22-21. Councilmember Huff motioned to approve, with a second from Councilmember Winn. **All councilmembers present voted aye.**

DISCUSSION – RECREATION SURVEY FINDINGS:

Vice-Mayor Aubuchon inquired whether any discussion was necessitated for the recreation survey findings. No discussion was warranted at this time.

ADJOURNMENT:

There being no further business to come before Council, Vice-Mayor Aubuchon called for a motion to adjourn the Special Meeting. Councilmember Huff so moved, with a second from Councilmember Winn. **Council approved by unanimous vote**, the time being 6:17 p.m.

APPROVED:

/s/ Diane E. Whalen
Diane E. Whalen, Mayor

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

