



**Florence City Council  
Business Meeting  
Tuesday, June 28, 2022  
6:00 p.m.**

**MINUTES**

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, June 28, 2022 at 6:00 p.m. at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, with Mayor Diane E. Whalen presiding as chair.

**CALL TO ORDER & WELCOME:**

Mayor Diane E. Whalen called the regular meeting to order and declared the regular session open for the presentation of all city business.

**ROLL CALL:**

The roll was called, and the following five (5) members of council were registered present: Dr. Julie Aubuchon (Vice-Mayor), Mel Carroll, J. Kelly Huff, David Osborne, and Gary Winn. Councilmember Patricia Wingo was absent.

Staff members present were: Assistant City Attorney, Thomas Nienaber; Fire/EMS Chief, Rodney Wren; Chief of Police, Tom Grau; Business & Community Development Director, Joshua J. Hunt; City Engineer, Bill Viox; City Clerk, Melissa Kramer; and Videographer, Spencer Foreman.

The following were also present in the audience: Shihasi Turfway, LLP, Subhas Patel; Resident of Florence, Aaron Gillum; and Resident of Florence, Thomas Judd.

**APPROVAL OF MINUTES:**

Mayor Whalen called for a motion to approve the minutes of the June 21, 2022, special meeting. Councilmember Aubuchon motioned to approve the minutes with a second from Councilmember Osborne. **All councilmembers present voted aye.**

**SECOND READING ORDINANCE O-13-22:**

Mayor Whalen read Ordinance O-13-22. An Ordinance Adopting and Approving a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for the approximate 5.24 acre site located at 8050 and 8053 Holiday Drive, Florence, Kentucky, to allow a used auto sales and service facility. (CarMax)

This Ordinance adopts and approves a zoning map amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for the approximate 5.24 acre site located at 8050 and 8053 Holiday Drive, Florence, Kentucky, to allow a used auto sales and service

facility.

Mayor Whalen called for a motion to approve the second reading of Ordinance O-13-22. Councilmember Aubuchon motioned to approve, with a second from Councilmember Carroll. **All councilmembers present voted aye.**

**DISCUSSION AND POSSIBLE ACTION – ORDINANCE O-14-22:**

Mayor Whalen called upon Joshua J. Hunt, Business & Community Development Director with regard to the discussion and possible action of Ordinance O-14-22.

Mr. Hunt stated the request is to allow Turfway Park to amend their existing Special Sign District previously approved by council. The proposed sign location is adjacent to Arlington Apartments currently under construction. Mr. Hunt explained through ownership changes, the parcel was separated from the original owner. Therefore, when Arlington Apartments purchased the property, Turfway Park did not secure an easement for a sign.

Mr. Hunt referred to his PowerPoint Presentation and identified signs previously approved for the special sign district. He stated the proposed sign is the same sign reviewed and approved in the previous Special Sign District Application. He identified the signage and location the sign would be constructed. The request is to move the sign from one corner to another. Turfway Park has secured the easement in the new location. All previous conditions apply to the signage. Mr. Hunt identified additional photograph renderings.

Councilmember Aubuchon stated the signage was consistent with the previously approved signage. The Florence Planning & Zoning Committee met and recommended approval no additional conditions or public hearings with regard to the signage.

Mayor Whalen read Ordinance O-14-22. An Ordinance Adopting and Approving a Zoning Map Amendment for a Special Sign District in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District for an approximate 2.4 acre site located at 4885 Houston Road, Florence, Kentucky, to allow an off-site free standing sign.

The effect of this Ordinance is to allow a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District, which would allow an off-site free standing sign. This Ordinance does not change the zoning of the site, but approves a zoning map amendment for a Special Sign District based on its current zoning.

The full text of Ordinance O-14-22, 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.

Mayor Whalen called for a motion to approve the first reading of Ordinance O-14-22. Councilmember Winn motioned to approve, with a second from Councilmember Huff. **All councilmembers present voted aye.**

**DISCUSSION AND POSSIBLE ACTION – ORDINANCE O-15-22:**

Mayor Whalen called upon Joshua J. Hunt, Business & Community Development Director with regard to discussion and possible action of Ordinance O-15-22.

Mr. Hunt referred to his PowerPoint Presentation with regard to the proposed project by Shihasi KY, LLP. Mr. Hunt stated the proposed building will have the capacity for one-four tenants, however, ideally would be two tenants. The design of the building will be predominantly decorative brick with metal panels and metal canopies/awnings. The building will have optional patios. No drive through or pick up windows and should these options be proposed, the owner will be required to apply for a change in the development plan. No named tenants as yet.

Mr. Hunt stated the owner, Subhas Patel, was in the audience. In addition to the proposed building, Mr. Patel owns the two hotels near the location.

Councilmember Aubuchon advised the Florence Planning & Zoning Committee met and recommended approval with no additional conditions. Discussion was held with regard to parking and the committee believed the project was a good use for the location.

Mayor Whalen read Ordinance O-15-22. An Ordinance Adopting and Approving a Change in a Concept Development Plan in a Commercial Two / Planned Development / Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District for an approximate 3.2 acre site located at 7484-7488 Turfway Road, Florence, Kentucky, to allow redevelopment of a portion of the site with an 8,770 square foot commercial building. (Shihasi KY, LLP)

The effect of this Ordinance is to allow redevelopment of a portion of a 3.2 acre site with an 8,770 square foot commercial building in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District.

The full text of Ordinance O-15-22, 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.

Mayor Whalen called for a motion to approve the first reading of Ordinance O-15-22. Councilmember Carroll motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

**MAYOR’S REPORT:**

- Mayor Whalen announced the City of Florence will celebrate Independence Day with a fireworks display on Sunday, July 3 at 10:00 p.m. Rain date will be held on Monday, July 4 at 10:00 p.m. The fireworks will be set off at the Florence Public Services Facility on Tanners Lane and visible from locations on Mall Road and Ewing Boulevard. The Florence Government Center Parking Lot will open at 8:00 p.m. Tune into WNKR 106.7 Classic

Country for the soundtrack.

- Mayor Whalen reminded everyone city offices will be closed Monday, July 4, in observance of Independence Day.

**RECOGNITION:**

Mayor Whalen asked if any of the following desired recognition:

Members of City Council:

Councilmember Winn encouraged everyone to stop by the new restaurant “The Tin Cup” at the World of Golf.

Department Heads:

Fire/EMS Chief, Rodney Wren:

Chief Wren did not desire recognition.

Chief of Police, Tom Grau:

Chief Grau did not desire recognition.

**ADJOURNMENT:**

There being no further business to come before the Council, Mayor Whalen called for a motion to adjourn. Councilmember Huff so moved, with a second from Councilmember Aubuchon. **Councilmembers present voted aye**, the time being 6:15 p.m.

**APPROVED:**

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

**ATTEST:**

/s/ Melissa Kramer  
Melissa Kramer, City Clerk

