

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF DUALITE SALES AND SERVICE, INC., PER GREG HOFFER (APPLICANT) FOR MIKES NO 67, LLC (MIKE'S CARWASH) (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) DISTRICT, FOR AN APPROXIMATE 0.97 ACRE AREA LOCATED AT 8534 US 42, FLORENCE, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Florence, Florence, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact recommending approval, with Conditions, for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Change of Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with Conditions, in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The real estate which is the subject of this request for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) District is more particularly described in DEED BOOK: 1228, PAGE NO: 256 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the recommendation of approval, with Conditions, for a Change of Concept Development Plan in a Commercial Two/Planned Development

(C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky, Findings of Fact and Conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A."

The Committee recommended approval, with Conditions, for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

SECTION III

That a copy of this Resolution recommending approval, with Conditions, for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

PASSED AND APPROVED ON THIS 19TH DAY OF FEBRUARY, 2025.

APPROVED:



**CHARLIE ROLFSEN
CHAIRMAN**

ATTEST:



**TREVA L. BEAGLE
MANAGER, ADMINISTRATIVE SERVICES**

CR/tlb

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Dualite Sales and Service, Inc., per Greg Hoffer (applicant)** for **Mikes No 67, LLC (Mike's Carwash) (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

January 8, 2025

REQUEST

- A. The request is for a Change in an Approved Concept Development Plan for an approximate 0.97-acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

The submittal indicates the following improvements:

1. A 15 foot tall, 96 square foot monument sign with approximately 41% being an Electronic Message Board/Screen Sign. This sign will be located along the US 42 frontage for the parcel.
2. A 5 foot tall, 24 square foot directional sign located near the entrance from Harvey Quast Drive.
3. The permitted 58.9 square foot building mounted sign located on the US 42 façade of the building. (SP-FL-179-2024)
4. The permitted 5 foot tall, 8.32 square foot directional sign located near the drive-through lane. (SP-FL-187-2024)

RELATIVE SITE HISTORY

- | | |
|------|--|
| 2001 | A Concept Development Plan was adopted by the City of Florence on November 27, 2001, to allow a Car Wash to be constructed on the subject site. The approval had a number of conditions, some of which were related to site signage. |
| 2002 | On March 27, 2002, the Boone County Planning Commission approved a Final Plat creating a lot of record for the site. |
| 2002 | On November 4, 2002, the Boone County Planning Commission approved a sign permit for a 6 foot tall, 48 square foot monument sign along US 42. |
| 2003 | On May 12, 2003, the Boone County Planning Commission approved a sign permit for a 5 foot tall, 6 square foot directional sign near the Harvey Quast Drive entrance. |
| 2006 | On July 7, 2006, the Boone County Planning Commission approved a sign permit for a 78 square foot building mounted sign on the US 42 façade of the building. |
| 2024 | On October 9, 2024, the Florence Board of Adjustment approved a request to allow two Variances. The Variances were to (1) reduce the placement of a fence in Buffer Yard "A" from 5 feet to 0 feet to allow for screening of mechanical units and (2) reduce |

Buffer Yard "A" from 10 feet to 2.5 feet along the southwest property line.

- 2024 In November of 2024, the Boone County Planning Commission approved a sign permit for a 58.9 square foot building mounted sign located on the US 42 façade of the building to replace the existing sign and a 5 foot tall, 8.32 square foot directional sign.
- 2024 On November 18, 2024, the Boone County Planning Commission approved a Grading Plan for a retaining wall and a Major Site Plan for the site.

SITE CHARACTERISTICS

- A. The approximate 1.0 acre property is located along the north side of US Highway 42, the west side of Harvey Quast Drive, and the south side of Old Toll Road.
- B. The site has approximately ninety-six (96) feet of frontage along US 42, forty-five (45) feet of frontage on Harvey Quast Drive, and two hundred and eighty (280) feet of frontage along Old Toll Road.
- C. The site is accessed via a single curb cut onto Harvey Quast Drive.
- D. Topographically, the developed portion of the site is relatively flat and then falls at an average grade of 28% to the north, west, and south.

ADJACENT LAND USES AND ZONES

North:	Apartments and a church UR-1/PD
South:	Commercial properties (C-2/PD)
East:	McDonald's (C-2/PD)
West:	Commercial strip center (C-2/PD)

APPLICABLE REGULATIONS

- A. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.
- B. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and

multi-modal forms of transportation within the district's facilities and major shopping spaces.

- C. Table 5-4 (Section 505.3) of the Boone County Zoning Regulations list a car wash as a conditionally permitted use in the C-2 zoning district.
- D. Section 3199.B.12 of the Boone County Zoning Regulations states that building signage shall be incorporated into the architectural design and the selection of building materials. Internally lit box cabinet sign, board signs, and signs or graphics painted directly on the exterior building walls are prohibited and individual channel letters are acceptable signs.
- E. Section 3408.6.b.VI of the Boone County Zoning Regulations states that any parcel or out lot, which is accessible from, or marketed as part of a shopping center, mixed use commercial development, commercial subdivision, or planned development (except for the lot where the above referenced identification monument or architectural free standing sign is located), shall be permitted one (1) monument sign, having a maximum sign area of one (1) square foot per lineal foot of road frontage along the street where the sign is to be located, up to a maximum of one hundred (100) square feet, and having a maximum height of ten (10) feet.
- F. Section 3408.5.B of the Boone County Zoning Regulations provides the following regulations pertaining to Electronic Message Board/Screen Signs within the City of Florence.
 - 1. Automatic changeable copy signs shall be designated as a Conditional Use within the C-2 and C-3 districts. Such signs shall be prohibited in all other districts.
 - 2. Electronic message boards/ screens shall conform to the following:
 - a. Shall not exceed fifty percent (50%) of the sign area on which it is located.
 - b. Such technology shall be programmed so that the message or image on the sign changes no more than every five (5) seconds.
 - c. Apparent motion of the visual image, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to scrolling or running messages.
 - d. Changes of image shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
 - e. Video technology in signs shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards:
 - I. All electronic or digital display unit message boards shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic board based on ambient light conditions.
 - II. All electronic or digital display unit message boards shall meet the following pixel pitch requirements (Note: the pixel pitch requirements shall not apply to price boards, such as gas prices, hotel room rates, and other similar fixed price displays):

follows:

A non-commercial sign of an instructional nature, such as "parking", "exit", or "entrance", displayed solely for the convenience of the public, having no more than twenty-five percent (25%) of such sign area being devoted to the name or logo of the property, business, or profession on the site and containing no business advertising or product trade name identification or listing of any product sold or offered on the premises.

- H. Section 3408.1 of the Boone County Zoning Regulations states that Building mounted signs shall be allowed in all Recreation, Commercial, and Employment districts, except for the I-3 district. The primary building elevation shall be permitted two (2) square feet of sign area per lineal foot of building width for the elevation upon which the sign is to be mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual business.

RELATIONSHIP TO PLANNED DEVELOPMENT DISTRICT

- A. Section 1500 of the Boone County Zoning Regulations states that the intent of a Planned Development Overlay is to establish a permissive, flexible and alternative zoning district and procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of providing substantial benefit to the community over the conventional districts and standards in these regulations, but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.
- B. Section 1506 of the Boone County Zoning Regulations states that Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions, design, uses and impacts of a proposed development.

Signage: A consistent signage theme shall be provided within a Planned Development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for

"Commercial" uses, which is described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

- B. Our Boone County Plan 2040 contains the following Future Land Use Development Guideline as it pertains to Design, Signs, and Cultural Resource Preservation (page 97):

"Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorists attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view."

STAFF COMMENTS

- A. Sign A exceeds the maximum height of ten (10) feet allowed in the C-2 Zoning District. The City of Florence has commented that they would like to see this sign meet the height regulation.
- B. Sign B exceeds the maximum area for a directional sign and the percentage devoted to the name of the business.
- C. Staff sent an agency email to the City of Florence. The City of Florence has the following comments regarding the request:

Sign A

1. We would like to see the sign height reduced to 10' so it follows commercial outlot standards. The sign location sits higher than the road so visibility should not be an issue.
2. While this isn't a Conditional Use Permit request, the City of Florence requests the sign meet or exceed the electronic message board standards found in Section 3408.5 B. of the Boone County Zoning Regulations.
3. The address number should be added to the sign base.

Sign B

1. The applicant should verify the sign isn't proposed in an easement or right-of-way.

Other questions:

1. Are any other signs, such price signs/menu boards, etc., being proposed on site? If so, can the sign locations and specifications be provided?
2. How many lines of text could be displayed on the EMC at any given time? How many inches tall would the digits/graphics be? How far away would the digits/characters be visible?

Recommended Conditions:

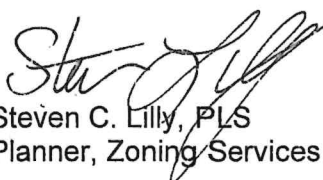
Sign A

- Shall not exceed 10' in height and 100 square feet in area.
- Shall have a minimum 2' tall brick base to match the principal building.
- The electronic message center shall meet the requirements of Section 3408.5 B. of the Boone County Zoning Regulations unless modified by other conditions below.
- All electronic messages shall be held on screen for a minimum of ten (10) seconds.
- No message on the electronic message center shall contain more than one still photo and/or three (3) lines of text.
- No off-premise businesses shall advertise on the sign.
- The property owner agrees to work with the City of Florence to resolve any lighting or glare impacts that are caused by the sign on US 42 or adjoining properties.
- The address number shall be added to the base of the sign.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the City of Florence in terms of Articles 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Steven C. Lilly, PLS
Planner, Zoning Services

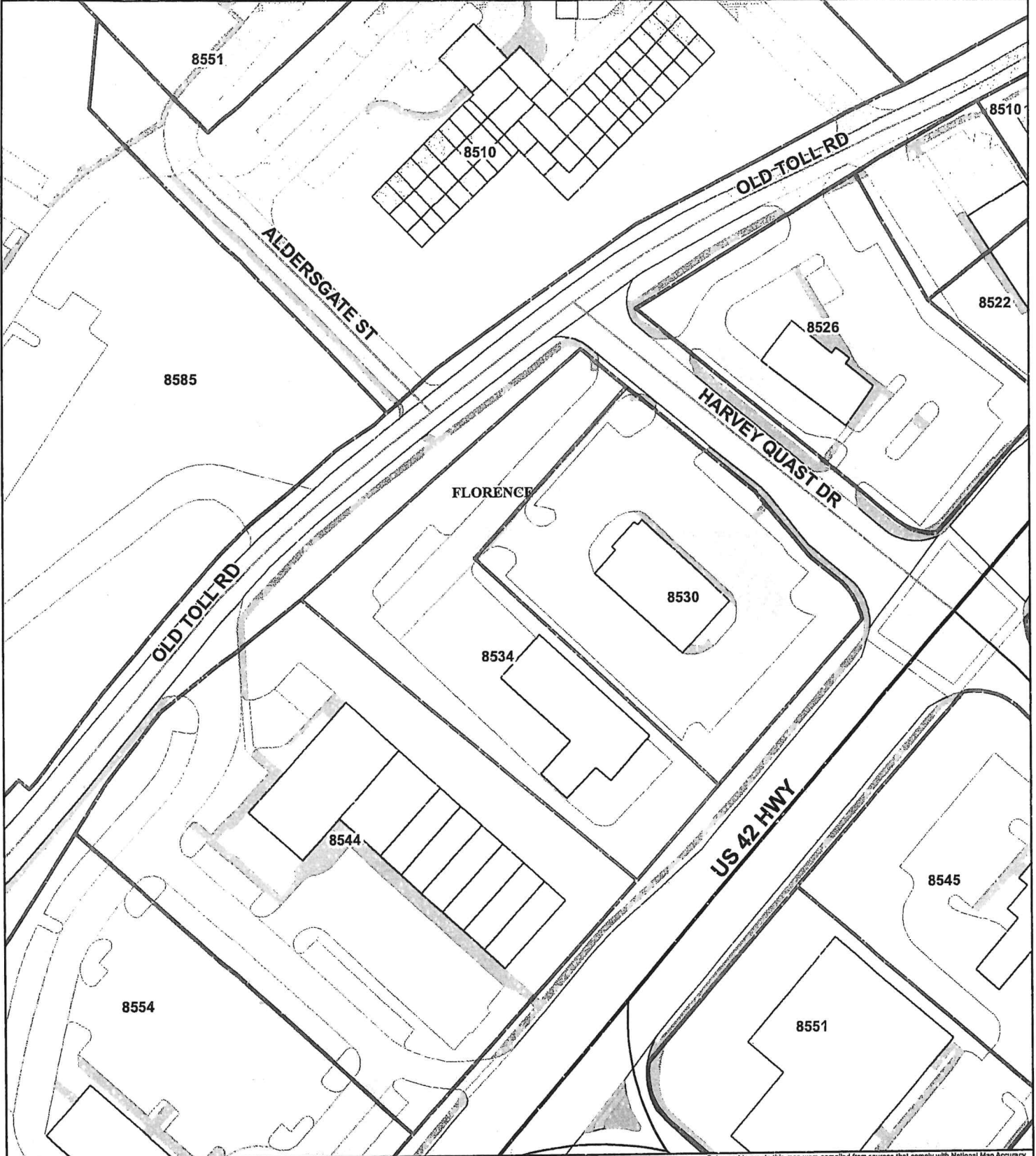
SCL/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Sign Package
- *City of Florence Email

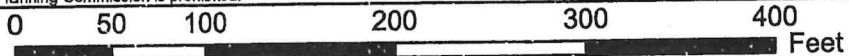
Vicinity Map

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1 inch = 100 feet



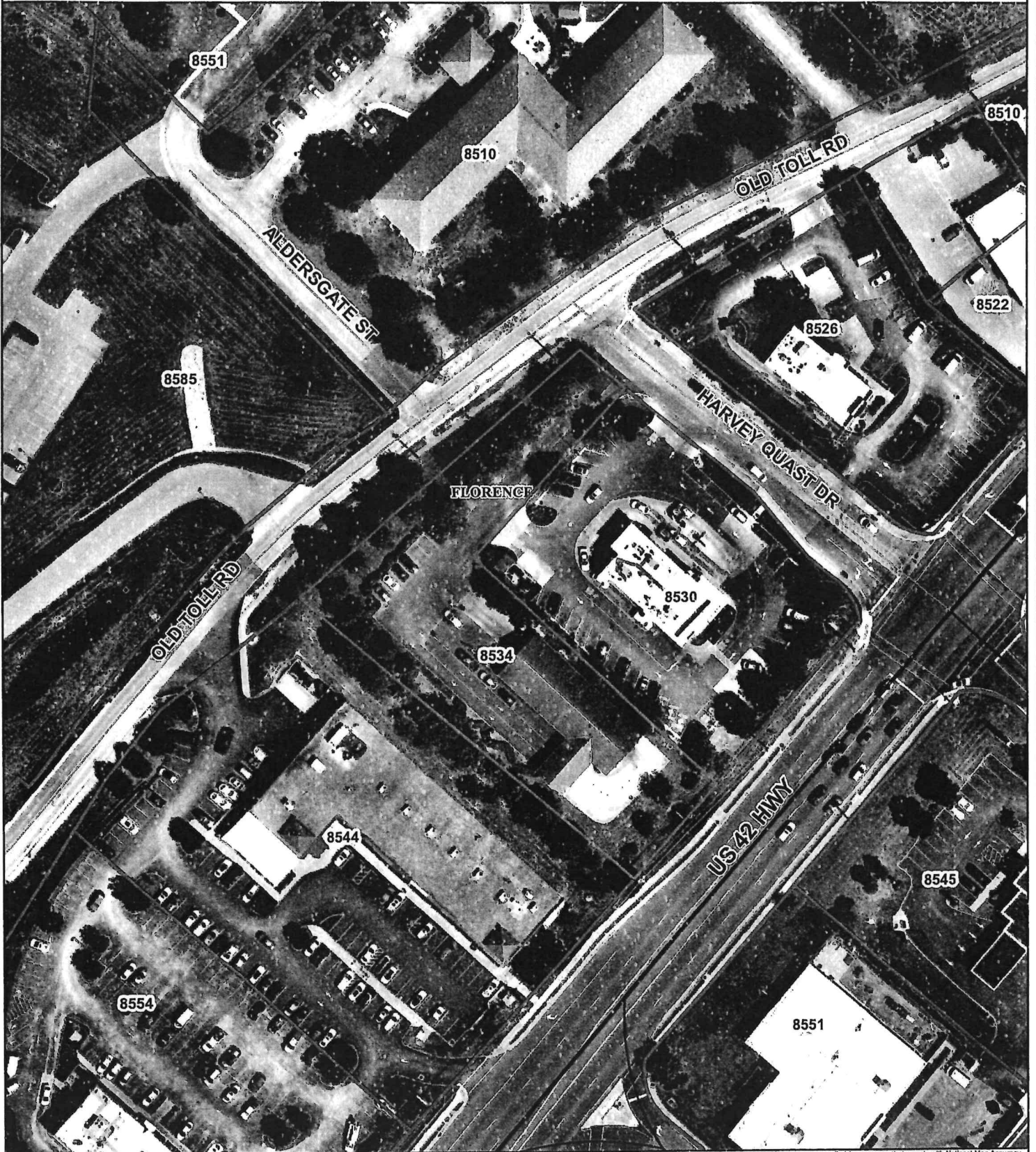
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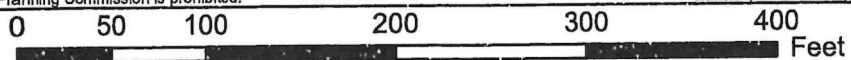
Aerial Map

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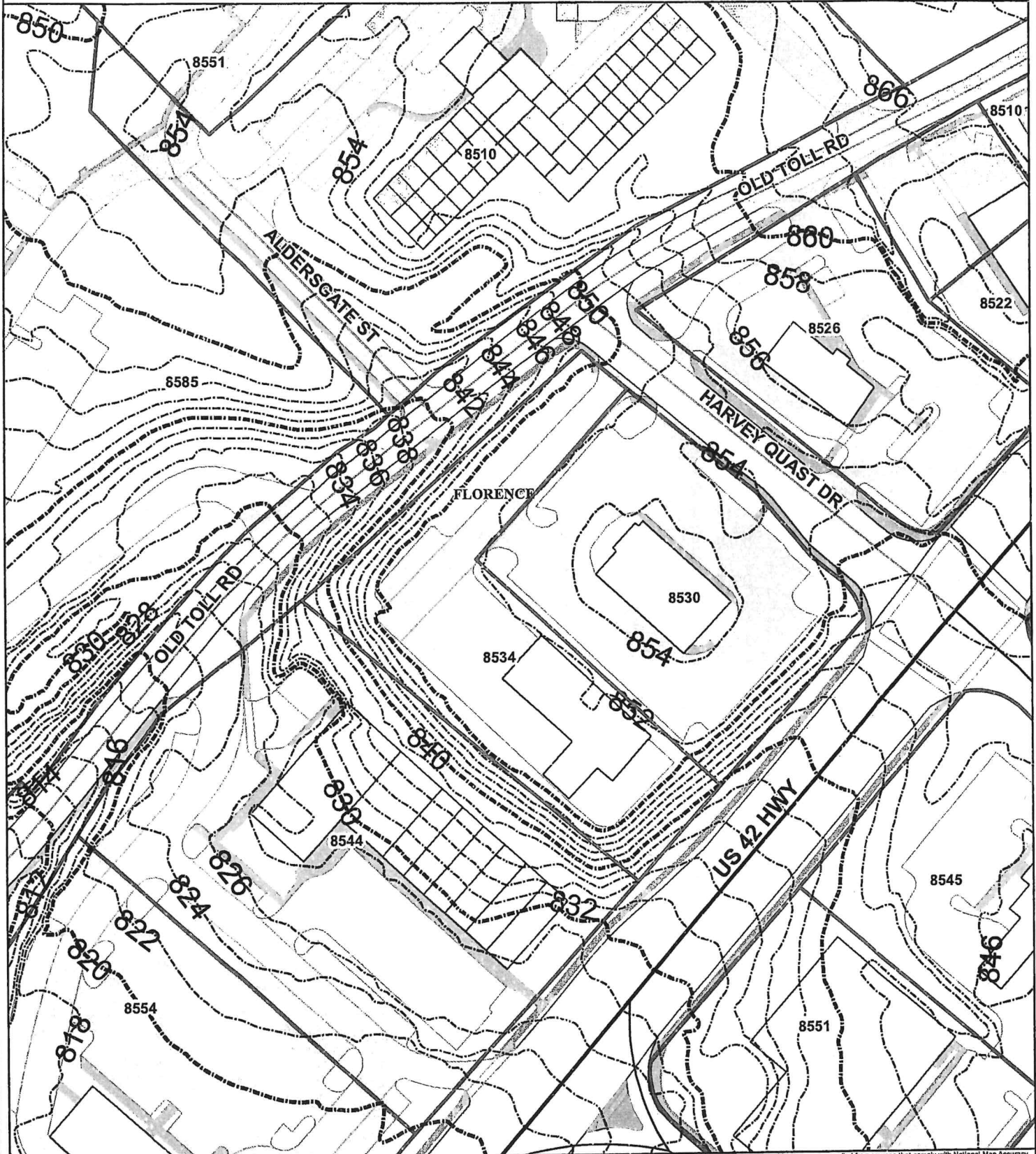
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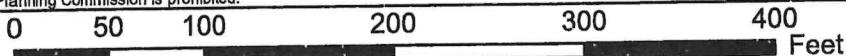
Topographic Map

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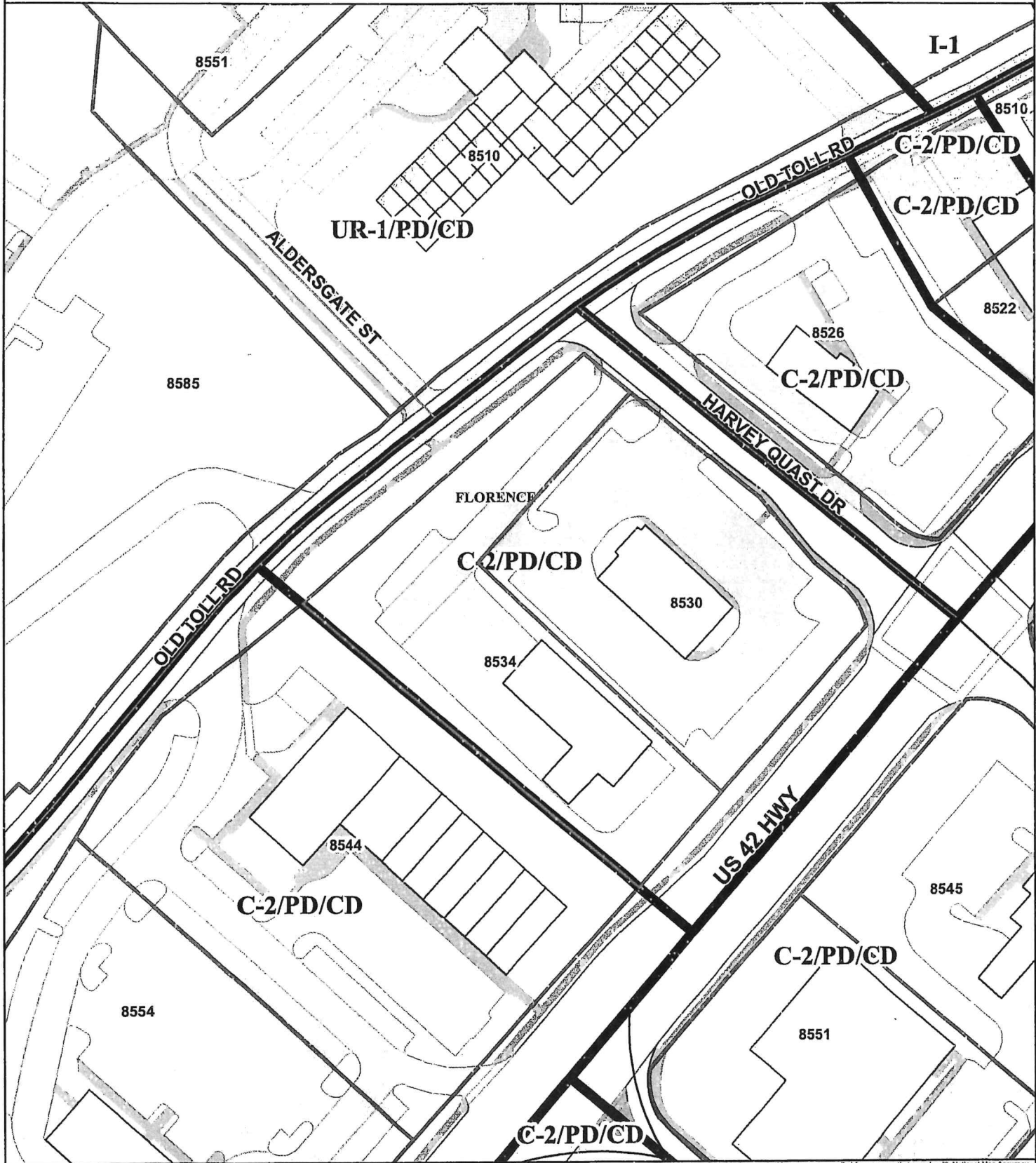
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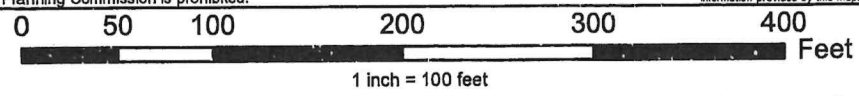
Zoning Map

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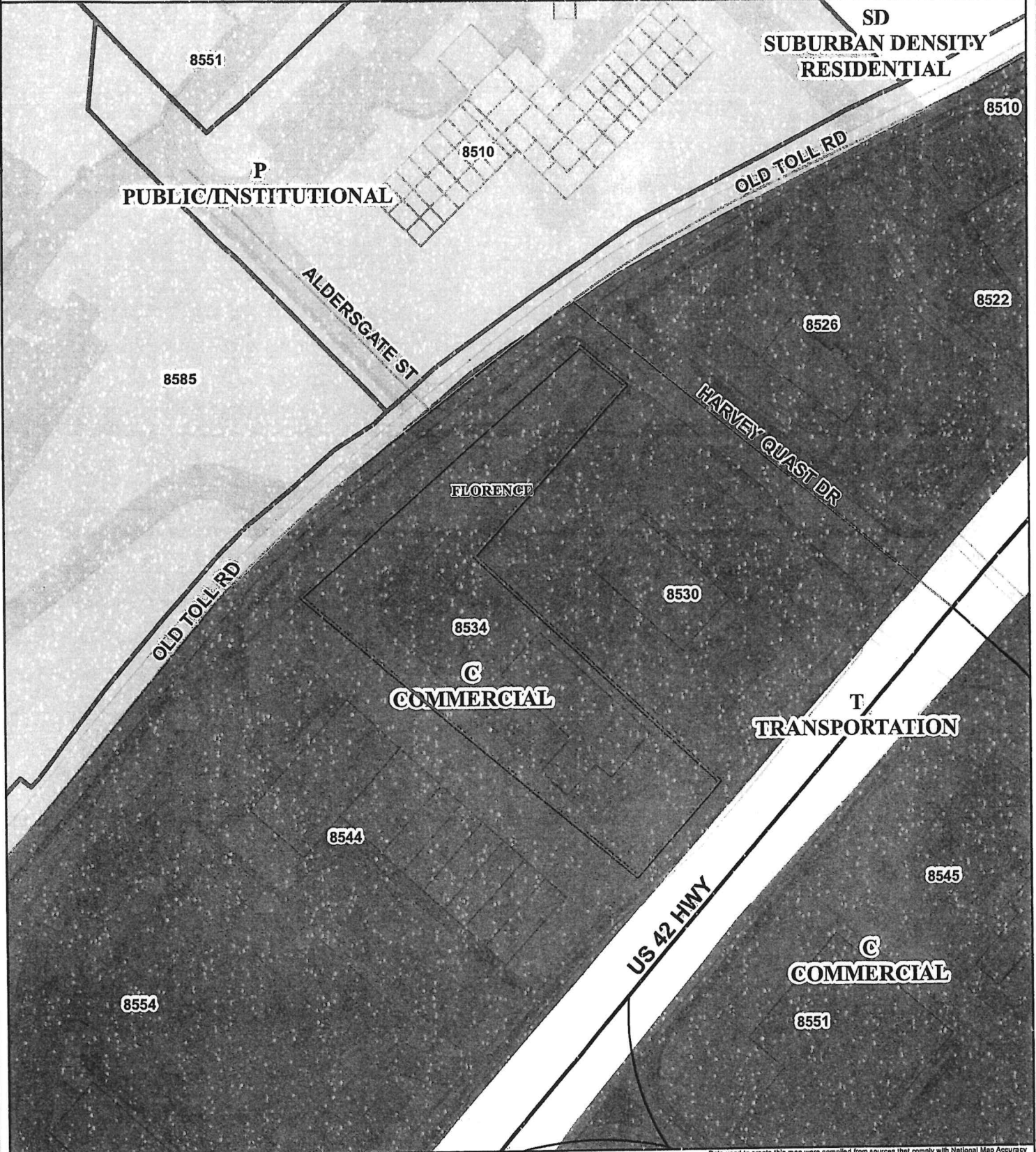
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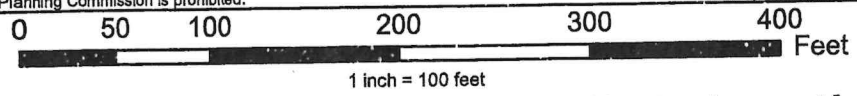
2040 Future Land Use Map

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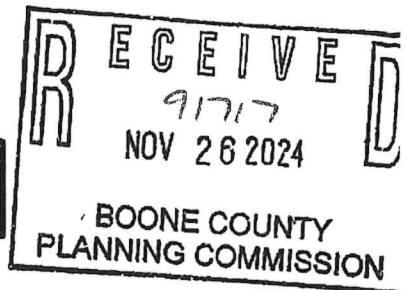
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**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mali Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Mike's Carwash - Signage Change Allowance
3. Location of Project: 8534 US 42 Florence, KY 41042
4. Total Acreage of Project: .9689
5. Current Zoning of Property: C2PD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
August 22, 2001

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: _____

8. Proposed Use(s) (specify each use):
1.) Allow 96SF Monument Sign @ 12 feet OAH w/50% EMC/50% Logo along US 42 Frontage.
2.) Allow 24 SF Non-Illuminated Post & Panel Sign @ 5'0" OAH at corner of Old Toll Rd. @ Harvey Quest Dr.

9. Proposed Building Intensities (specify for each building):
Not Applicable

10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: Mike's Carwash
Address: 100 Northeast Drive

<u>Loveland</u>	<u>Ohio</u>	<u>45140</u>
City	State	Zip Code

Phone Number: 844-280-9274 Fax Number: use email
Email: tbauer@mikescarwash.com

13. Applicant: Greg Hoffer, Dualite Sales & Service, Inc.

Address: 1 Dualite Lante
Williamsburg Ohio 45176
City State Zip Code
Phone Number: 513-536-3150 Fax Number: 513-536-4250
Email: ghoffer@dualite.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: 1

15. 322/601 85/242 2039
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No


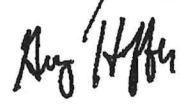
17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on _____

Property Owner's Signature: 
Applicant's Signature: 



8534 US 42

Florence, KY 41042

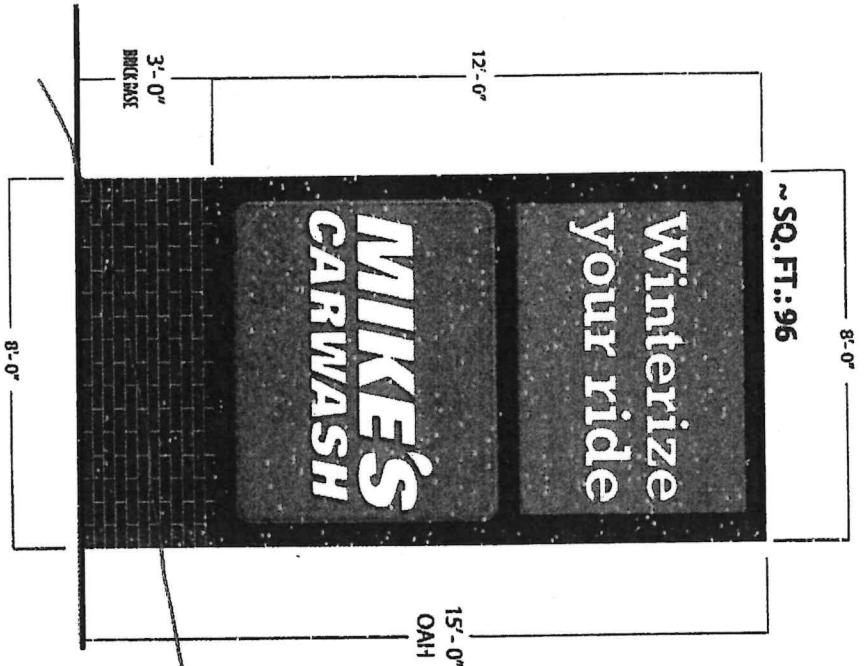
For Concept Development Plan Change



12'-0" x 8'-0" @ 15' OAH DF Monument Sign - Box Frame Sign

SIGN-A
8534 US 42
Florence, KY 41042

5-2015 Logo



Monument Sign

- MIKE'S CARWASH Enlarged 104%
- EMC Sign - 16MM Full Color-5'-5" x 7'-3"
- 5'-0" x 6'-9" View Area
- Black Retainer & Filler where needed
- Logo Sign - 6'-0" x 7'-3"
- MIkes Car Wash is White (Embossed) on a PMS 186 Red Pan Formed Polycarbonate bkg.
- NOTE: PMS 185 Red Bkg. to be OPAQUE
- Radius Corners - Black Retainer
- Brick Base to Match Building



FILE#24-8-90-F-MIKES-A5

GH

Customer Approval

Scale: 1/4" = 1'-0"

Date: 11-15-2024

Note: Dimensions are approximate and subject to change pending Review by Duallie Engineering.

WWW.DUALITE.COM / EDUALITE@DUALITEVEFS

Dualite

One Duallie Lane
Williamsburg, Ohio 45176



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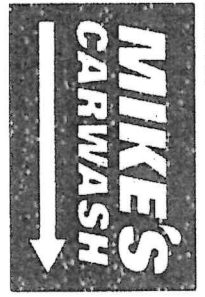
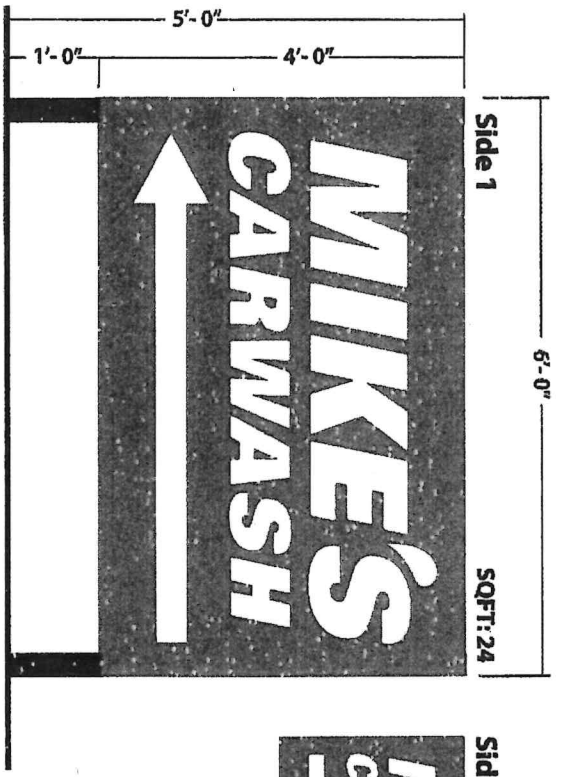


5-2015 Logo

1 qty, New 4'-0" x 6'-0" DF-TP Aluminum Post & Panel Sign - Non-Illuminated

SIGN-B
8534 US 42
Florence, KY 41042

Directional Sign

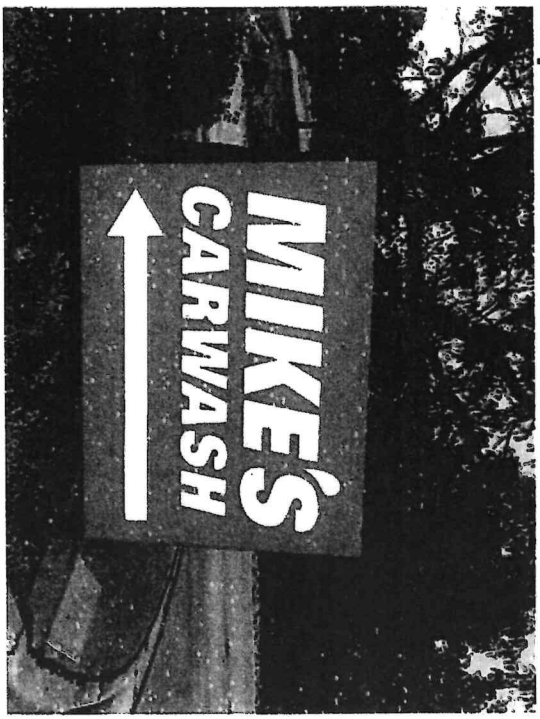


Side 2



Existing

Proposed



Mikes Car Wash with Arrow is White on a PMS 186 Red Flat Aluminum Face
(sign covers front top 4' of poles) - Poles = 3" square painted Black

FILE#24-8-90-F-MIKES-C1	GH	Customer Approval
Scale: 1/2" = 1'-0"	Date: 9-4-2024	Notes: Dimensions are Approximate and Subject to Change Pending Review by Duallie Engineering.

Duallie One Duallie Lane
Williamsburg, Ohio 45176

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5-2015 Logo

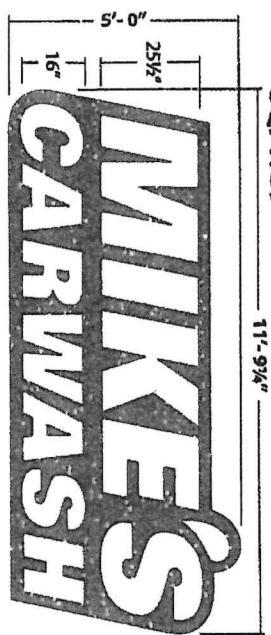
Front Elevation - 1 qty., New 5'-0" x 11'-9 1/4" Channel Letter Set on Backer

SIGN-C
8534 US 42
Florence, KY 41042

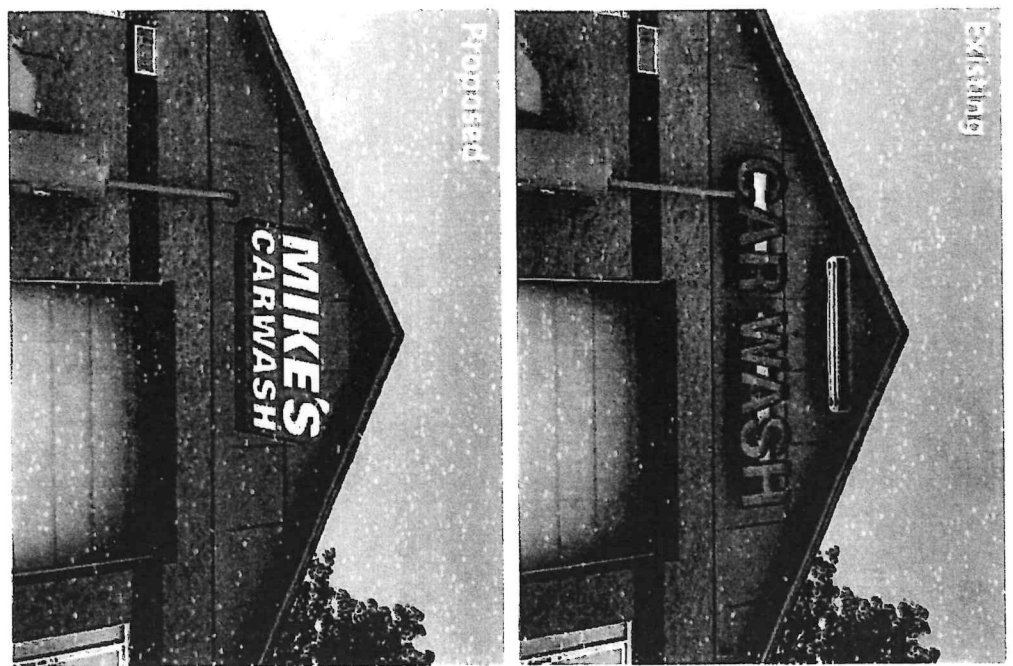
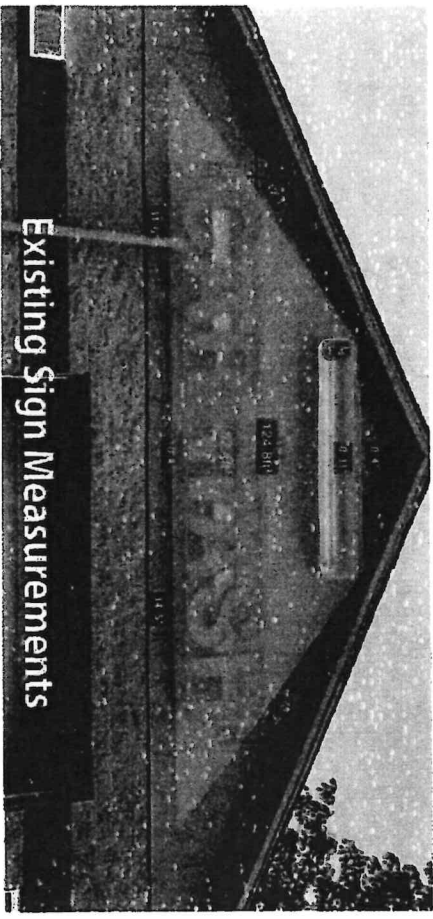
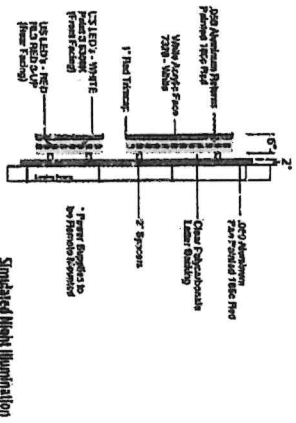
Building Sign

SQFT: 59

11'-9 1/4"



- White Channel Letter Faces
- Red 1" Trim-cap & returns - 6" deep
- White Front Illumination with Red Rear Glow - 2" Gap between Letters & Backer
- Red Backer - 2" deep



FILE#24-8-90-F-MIKES-D1

GH

Customer Approval

Scale: 1/4" = 1'-0"

Date: 9-4-2024

Note: Dimensions are approximate and subject to change pending review by Building Inspectors.

Dualite

One Dualite Lane
Williamsburg, Ohio 45176

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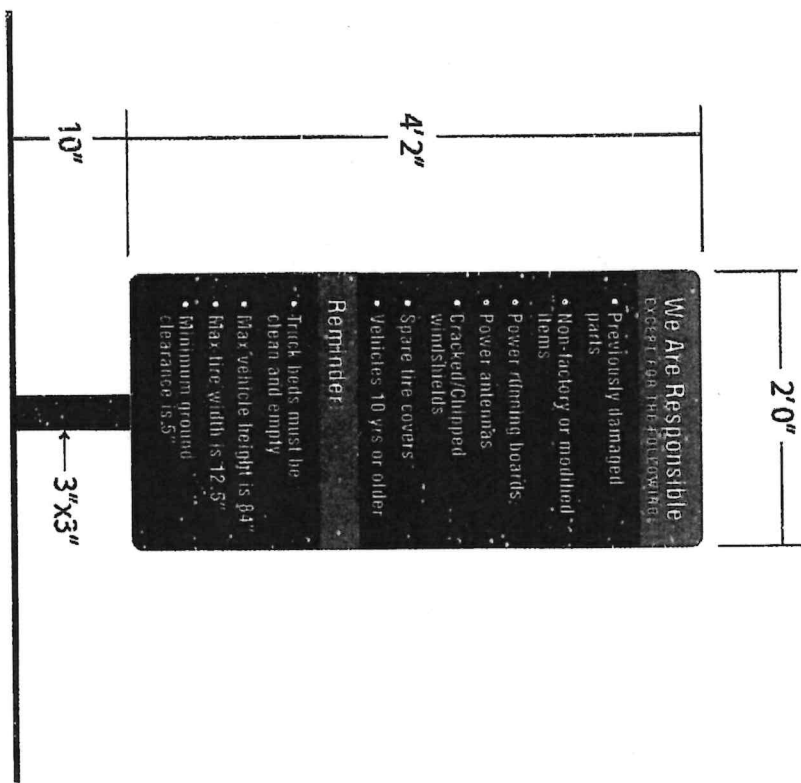
5-2015 Logo

1 qty., 4'-2" x 2'-0" W.A.R. Sign - Non Illuminated - NEW Layout

SIGN-D
8534 US 42
Florence, KY 41042

Responsibility & Reminder Safety Sign

SQFT: 9.2



FILE#24-8-90-F-MIKES-E4

GH

Customer Approval

Scale: 3/4" = 1'-0"

Date: 11-15-2024

Note: Dimension are Approximate and Subject to Change Pending Review by Duallite Engineering.

Duallite

One Duallite Lane
Williamsburg, Ohio 45176

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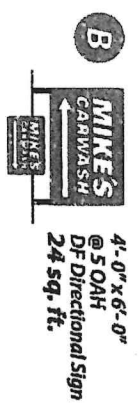
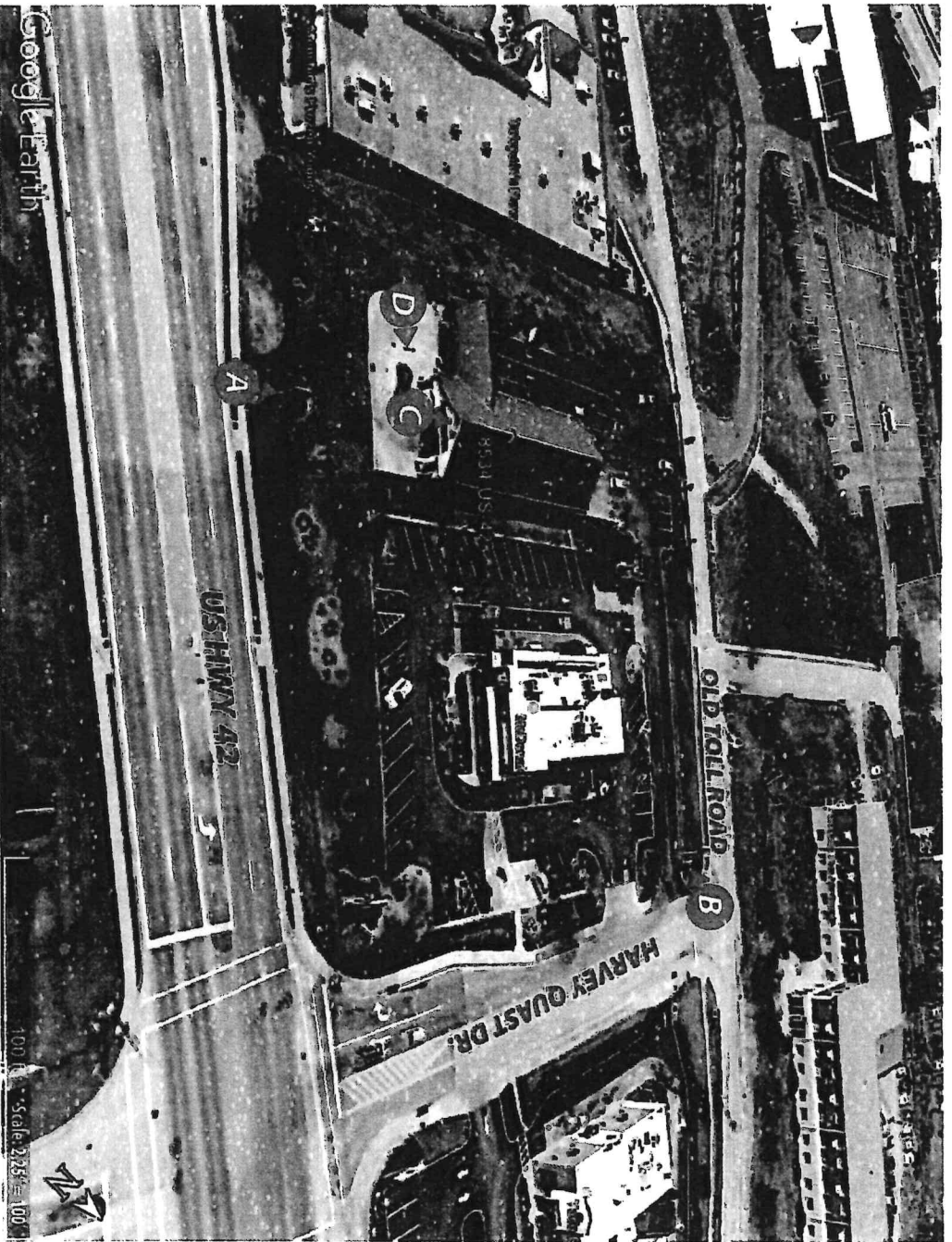


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5-2015 Logo

SITE PLAN
 8534 US 42
 Florence, KY 41042



FILE#24-8-90-F-MIKES-S3 GH
 Scale: 2.25" = 100' Date: 11-15-2024

Customer Approval

Note: Dimensions are approximate and subject to change pending review by Duallite Engineering.

Dualite One Dualite Lane
 Williamsburg, Ohio 45176

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Steve Lilly

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Tuesday, December 3, 2024 12:20 PM
To: Steve Lilly
Cc: Justin Finke
Subject: RE: Change of Concept Plan - Mike's Car Wash, 8534 US 42

EXTERNAL MESSAGE

Steve,

The City of Florence has the following comments regarding the request:

Sign A

1. We would like to see the sign height reduced to 10' so it follows commercial outlot standards. The sign location sits higher than the road so visibility should not be an issue.
2. While this isn't a Conditional Use Permit request, the City of Florence requests the sign meet or exceed the electronic message board standards found in Section 3408.5 B. of the Boone County Zoning Regulations.
3. The address number should be added to the sign base.

Sign B

1. The applicant should verify the sign isn't proposed in an easement or right-of-way.

Sign C

1. No comments.

Sign D.

1. If possible, we would prefer this sign be mounted to building. If it's not possible we would recommend the sign be reconfigured to meet directional sign requirements (5' tall and 10 square feet in area).

Other questions:

1. Are any other signs, such price signs/menu boards, etc., being proposed on site? If so, can the sign locations and specifications be provided?
2. How many lines of text could be displayed on the EMC at any given time? How many inches tall would the digits/graphics be? How far away would the digits/characters be visible?

Recommended Conditions

A. Sign A

- Shall not exceed 10' in height and 100 square feet in area.
- Shall have a minimum 2' tall brick base to match the principal building.
- The electronic message center shall meet the requirements of Section 3408.5 B. of the Boone County Zoning Regulations unless modified by other conditions below.
- All electronic messages shall be held on screen for a minimum of ten (10) seconds.
- No message on the electronic message center shall contain more than one still photo and/or three (3) lines of text.

- No off-premise businesses shall advertise on the sign.
- The property owner agrees to work with the City of Florence to resolve any lighting or glare impacts that are caused by the sign on US 42 or adjoining properties.
- The address number shall be added to the base of the sign.

B. Sign D

- The sign shall be reconfigured to meet directional sign standards if it's not mounted to the building.

Thanks,

Todd K. Morgan, AICP
Director of Community Development
City of Florence
(859) 647-8147

From: Steve Lilly <steve.lilly@boonecountyky.org>

Sent: Monday, December 2, 2024 9:01 AM

To: Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>

Subject: Change of Concept Plan - Mike's Car Wash, 8534 US 42

Good day,

We've received a Change in Concept Plan application for the subject site. The request is to allow for flexibility to the sign regulations within a PD overlay.

Please review and let me know if you have any revision comments by December 27, 2024.

If you have no comments, please let me know as well.

Thanks,

Steven Lilly, PLS
Planner, Zoning Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:35 p.m.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

2. Request of Dualite Sales and Service, Inc., per Greg Hoffer (applicant) for Mikes No 67, LLC (Mike's Carwash) (owner) for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

Staff member, Steve Lilly, referred to his PowerPoint presentation (see Staff Report). The request is for a Change in Concept Development Plan. The site is located at 8534 U.S. 42. The request involves the review of alternative signage. A sign packet has been submitted as part of the request. Four signs are proposed. Signs C and D are already permitted signs. Signs A and B are being requested. Sign A is a monument sign 15 feet tall with a 3 foot brick base and an EMC (Electronic Changeable Copy Sign) on the top portion of the sign. Sign B is located at the entrance to the property. It is a directional sign. Sign C is a permitted building mounted sign. Sign D is a permitted directional sign. Sign history is described in the Staff Report (Pages 1-2). A Major Site Plan has been approved for the site for Mike's Car Wash. The owner added a retaining wall as well as a driving lane. The site has frontage on U.S. 42, Harvey Quast Lane and Old Toll Road. Access is from Harvey Quast Lane. Mr. Lilly described the surrounding land uses and zoning and noted the applicable regulations in the Staff Report. The 2040 Future Land Use Map designates the site for Commercial (C) uses. References to the Comprehensive Plan are noted in the Staff Report. He showed photographs of the site. Mr. Lilly showed a comparison of the current sign and the proposed sign. The monument sign will be 96 square feet and 15 feet high. The EMC portion will be 39 square feet in size and the height requested is 15 feet versus 10 feet that exists today. The proposed directional sign is 24 square feet in size and 5 feet high versus only 6 feet that is the current size. In addition, the applicant is requesting 50% of the sign area to advertise the business versus 25% of the current sign.

In terms of Staff Comments, the proposed monument sign exceeds the requirements but is identical in height to the McDonald's sign and the neighboring commercial center. The City of Florence has offered some comments including just meeting the requirements. Those comments are listed in the Staff Report.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Greg Hoffer, applicant, referred to his PowerPoint presentation. He stated that he complies with a lot of the existing regulations. The proposed EMC is in compliance with the regulations. It is very important to their business because of specials and community give backs. They have higher sales at locations with an EMC. They don't flash their signs. The proposed signs will be a vast improvement to what is there now. Sign A fits in with the area. Their location is unique to elevation and access. Sign B is important to direct traffic to avoid traffic going into McDonald's. The 15 foot sign will help see the location above the street signs. They will verify whether Sign B is in an easement or right-of-way.

Mr. Mike Dahm, President of Mike's Car Wash, described the history of the company. They are a 77 year old business with 40 locations. He uses the EMCs for their Give Back Campaign. Their locations are clean businesses. The sign needs to be readable.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

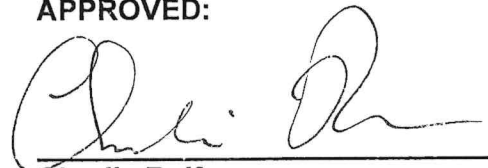
Seeing no one, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Chairman Rolfsen doesn't agree with the idea that just because the previous owner had an illegal, larger sign, they would like to do the same. It is not needed because a car wash has always been located there for years. Why not reduce it to be more in compliance? Mr. Evans noted that it has to be larger to make sure people know how to get to the car wash.

Mrs. Steele disagreed because the car wash is located on kind of a flag lot and Harvey Quast Lane is a short drive. Mr. Szurlinski feels the opposite. The public will follow yellow signs for McDonald's and red signs for the car wash. Mrs. Kegley stated that there is a lot to play with between 6 square feet and 24 square feet. Maybe they can split the difference. Mr. Lunnemann asked if the Erlanger and Florence locations have EMCs? Mr. Dahm replied just Erlanger. Florence doesn't because it has a taller sign and the site is very low to the ground.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 22, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on February 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:02 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
FEBRUARY 5, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's February 5, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Rick Lunnemann
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the January 22, 2025 Business Meeting. He asked if there were any comments or corrections?

Mr. Hincks moved to approve the Minutes as presented. Mr. Szurlinski seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between January 9, 2025 and February 5, 2025.

EXPENSES:

Accounting Fees	1,364.54
Attorney Fees	4,800.00
Auto Expense	33.47
Filing Fees (CLURS)	1,100.00
Legal Ads/Recruitment	469.55
Miscellaneous Expense	431.07
Office & Board Meeting Supplies	673.98
Office Equipment / Expense	331.48
Postage Expense	502.25
Printing/Pub/Dues/Subscriptions	<u>210.00</u>

TOTAL: \$ 9,916.34

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,988.85
Health/Dental/Life/LTD	19,340.03
Retirement – BCPC Portion	23,408.58
Salaries – Staff Expenses	96,141.84
Salaries – BCPC & BOA	<u>1,305.00</u>

TOTAL: \$ 147,184.30

GRAND TOTAL: \$ 157,100.64

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Goetting seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

1. Request of **Bayer Becker, per Rob Keller (applicant) for Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

Ms. Gulick moved to defer the request until the April 2, 2025 Business Meeting. Mrs. Kegley seconded the motion and it passed unanimously. The next Committee Meeting for the request is scheduled for March 19, 2025 at 5:00 p.m.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Steve Lilly, Staff

2. Request of **Dualite Sales and Service, Inc., per Greg Hoffer (applicant) for Mikes No 67, LLC (Mike's Carwash) (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

Staff Member, Steve Lilly read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. All Committee Members present voted in favor of the request with a 4-0 vote.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Jonathon Brower, Dualite, stated that the brick base is 2 feet in height and the lettering will be white on the brick. The brick will be the same color as the building. Mr. Mike Dahm, owner, stated that they are open for business.

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. She noted that the applicant reduced the size of the free standing sign by McDonald's from 24 square feet to 10 square feet. Mr. Hincks seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, David Hincks, Chairman, Lauren Elliott, Staff

3. Request of **Susan Shuffett (applicant/owner)** for a Zoning Map Amendment from Industrial Three Surface Mining (I-3) to Agriculture (A-1) for an approximate 28.4 acre portion of the property, having a total area of approximately 32.2 acres, located at 5856 Burlington Pike, Boone County, Kentucky. The request is for a zone change to allow for the creation of one (1) additional building lot.

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Zoning Map Amendment, based upon the Committee Report and Findings of Fact. The Committee voted 4-0 in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no further comment, **Mr. Hincks moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment, based on the Committee Report and Findings of Fact. Dr. Clark seconded the motion and it passed unanimously.**

NEW BUSINESS

ZONING MAP AMENDMENT, Lauren Elliott, Staff

4. Request of **Arnold Consulting Engineering Services Inc. (applicant)** for **Shiv Brahma Laxmi LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Rural Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The request is for a zone change/change of concept development plan to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of **Langan Engineering, per Shawn Hill (applicant)** for **Pilot Travel Centers LLC, per Brad Alsup (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for an approximate 18 acre area lot located at 13019 Walton Verona Road, Walton, Kentucky. The request is for a zone change to allow for the continuation of the existing gas station and truck stop, construction of an approximate 10,700 square foot preventative maintenance and tire retail facility within the existing truck stop, the retention of all existing signage, and any future signage that meets the requirements of the underlying C-3 district.

ZONING MAP AMENDMENT/VARIANCE, Steve Lilly, Staff

6. Request of **Richwood Development LLC (applicant)** for **Richwood Pointe LLC (owner)** for a Zoning Map Amendment from Employment Planned Development (EPD) to Commercial Services (C-3) and a Variance increasing the maximum building height from fifty (50) feet to seventy (70) feet for an approximate 20 acre

area located along the northeast side of Paddock Drive, between Richwood Road and Stirrup Lane, approximately 1,100 feet northwest of Richwood Road, and along the northwest side of Frogtown Connector Road, approximately 1,100 feet north of Richwood Road, Boone County, Kentucky, having a Parcel Identification Number (PIDN) of 075.00-00-102.10. The request is for: (1) a Zoning Map Amendment to allow the development of a 99,500 square foot, five story, 125 room hotel and a future development area; and (2) a Variance increasing the maximum height of the proposed hotel from fifty (50) feet to seventy (70) feet.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

8. Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

Mrs. Steele moved to schedule the Public Hearings for Items #4, #5, #6, and #7 on March 5, 2025 at 7:30 p.m. in the Fiscal Courtroom. Mr. Harper seconded the motion and it passed unanimously.

H. EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, explained that the Fiscal Court will be replacing the microphones in the Fiscal Courtroom sometime in the next two months. Instructions for use will occur after they are installed.

I. COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)

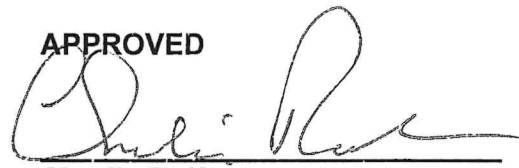
J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

K. OKI REPORT: (Randy Bessler)
No Report

L. ADJOURNMENT:

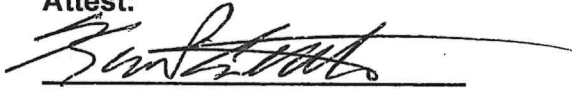
There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Richardson seconded the motion and it passed unanimously. The meeting was adjourned at 7:16 p.m.**

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: February 5, 2025

RE: Request of **Dualite Sales and Service, Inc., per Greg Hoffer (applicant)** for **Mikes No 67, LLC (Mike's Carwash) (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

FINDINGS OF FACT:

1. The Committee concluded the proposal is consistent with Our Boone County Plan 2040 for the following reasons:
 - A. The proposed request is in agreement with the following passage from the Future Land Use Development Guidelines:

“Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorists attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view.” (Design, Signs, and Cultural Resource Preservation, pg. 97)

The Committee concluded that the proposed signs were necessary to avoid confusion and would assist motorists in identifying the site due to both the topography along the US 42 corridor and the access being off a secondary road.
2. The Committee concluded that the Planned Development Overlay allows for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan.
 - A. The Committee concluded that the proposed increase in height for the monument sign was consistent with the height on signs on the adjacent commercial properties. They also concluded that the increase to the directional sign was

necessary to differentiate the car wash entrance with McDonald's entrance due to their proximity.

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County Plan 2040 and to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS:

1. Shall have a minimum 2' tall brick base to match the principal building.
2. The electronic message center shall meet the requirements of Section 3408.5 B. of the Boone County Zoning Regulations unless modified by other conditions below.
3. All electronic messages shall be held on screen for a minimum of ten (10) seconds.
4. No message on the electronic message center shall contain more than one still photo and/or three (3) lines of text.
5. No off-premise businesses shall advertise on the sign and no off-premise commercial message shall be displayed.
6. The property owner agrees to work with the City of Florence to resolve any lighting or glare impacts that are caused by the sign on US 42 or adjoining properties.
7. The address number shall be added to the base of the sign.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

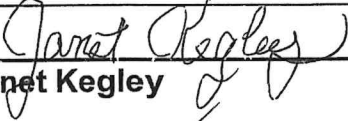
TO: Boone County Planning Commission
FROM: Rick Lunnemann, Chairman
DATE: January 22, 2025

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

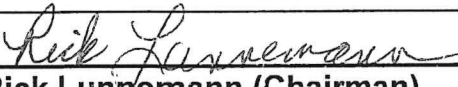
CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Steve Lilly, Staff

3. Request of **Dualite Sales and Service, Inc., per Greg Hoffer (applicant) for Mikes No 67, LLC (Mike's Carwash) (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.



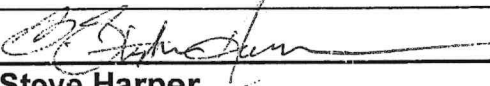
Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Corrin Gulick
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



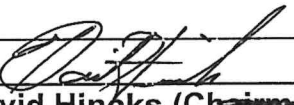
Rick Lunnemann (Chairman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Kathy Clark (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Steve Harper
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



David Hincks (Chairman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Jackie Steele (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____

TOTAL: _____ DEFERRED 4 FOR PROJECT _____ ABSENT
_____ AGAINST PROJECT _____ ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:35 p.m.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

2. Request of **Dualite Sales and Service, Inc., per Greg Hoffer (applicant)** for **Mikes No 67, LLC (Mike's Carwash) (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 0.97 acre area located at 8534 US 42, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow for alternative signage than what is allowed by the underlying zoning district.

Staff member, Steve Lilly, referred to his PowerPoint presentation (see Staff Report). The request is for a Change in Concept Development Plan. The site is located at 8534 U.S. 42. The request involves the review of alternative signage. A sign packet has been submitted as part of the request. Four signs are proposed. Signs C and D are already permitted signs. Signs A and B are being requested. Sign A is a monument sign 15 feet tall with a 3 foot brick base and an EMC (Electronic Changeable Copy Sign) on the top portion of the sign. Sign B is located at the entrance to the property. It is a directional sign. Sign C is a permitted building mounted sign. Sign D is a permitted directional sign. Sign history is described in the Staff Report (Pages 1-2). A Major Site Plan has been approved for the site for Mike's Car Wash. The owner added a retaining wall as well as a driving lane. The site has frontage on U.S. 42, Harvey Quast Lane and Old Toll Road. Access is from Harvey Quast Lane. Mr. Lilly described the surrounding land uses and zoning and noted the applicable regulations in the Staff Report. The 2040 Future Land Use Map designates the site for Commercial (C) uses. References to the Comprehensive Plan are noted in the Staff Report. He showed photographs of the site. Mr. Lilly showed a comparison of the current sign and the proposed sign. The monument sign will be 96 square feet and 15 feet high. The EMC portion will be 39 square feet in size and the height requested is 15 feet versus 10 feet that exists today. The proposed directional sign is 24 square feet in size and 5 feet high versus only 6 feet that is the current size. In addition, the applicant is requesting 50% of the sign area to advertise the business versus 25% of the current sign.

In terms of Staff Comments, the proposed monument sign exceeds the requirements but is identical in height to the McDonald's sign and the neighboring commercial center. The City of Florence has offered some comments including just meeting the requirements. Those comments are listed in the Staff Report.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Greg Hoffer, applicant, referred to his PowerPoint presentation. He stated that he complies with a lot of the existing regulations. The proposed EMC is in compliance with the regulations. It is very important to their business because of specials and community give backs. They have higher sales at locations with an EMC. They don't flash their signs. The proposed signs will be a vast improvement to what is there now. Sign A fits in with the area. Their location is unique to elevation and access. Sign B is important to direct traffic to avoid traffic going into McDonald's. The 15 foot sign will help see the location above the street signs. They will verify whether Sign B is in an easement or right-of-way.

Mr. Mike Dahm, President of Mike's Car Wash, described the history of the company. They are a 77 year old business with 40 locations. He uses the EMCs for their Give Back Campaign. Their locations are clean businesses. The sign needs to be readable.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

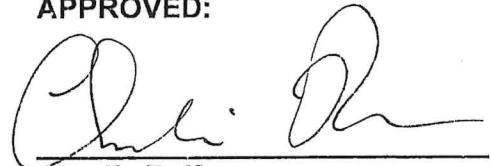
Seeing no one, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Chairman Rolfsen doesn't agree with the idea that just because the previous owner had an illegal, larger sign, they would like to do the same. It is not needed because a car wash has always been located there for years. Why not reduce it to be more in compliance? Mr. Evans noted that it has to be larger to make sure people know how to get to the car wash.

Mrs. Steele disagreed because the car wash is located on kind of a flag lot and Harvey Quast Lane is a short drive. Mr. Szurlinski feels the opposite. The public will follow yellow signs for McDonald's and red signs for the car wash. Mrs. Kegley stated that there is a lot to play with between 6 square feet and 24 square feet. Maybe they can split the difference. Mr. Lunnemann asked if the Erlanger and Florence locations have EMCs? Mr. Dahm replied just Erlanger. Florence doesn't because it has a taller sign and the site is very low to the ground.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 22, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on February 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:02 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director