

BOARD OF ADJUSTMENT  
CYNTHIANA

REGULAR MEETING  
MEETING MINUTES

SEPTEMBER 12, 2018

Courthouse Community Room

6:00 P.M.

Call to Order

Acting Chairman Charles Biancke called the meeting to order at 6:00 p.m.

Present: Charles Biancke-Acting Chairman, James Brooks, Frazer LeBus and  
Noel Riddell  
Bonnie Skinner-Director  
Rochelle Boland-Legal Counsel  
Charlene Fuller-Recording Secretary

Minutes-August 9<sup>th</sup>, 2018

Frazer LeBus made a motion to approve the minutes of August 9, 2018 as presented.  
James Brooks seconded. Biancke, Brooks, LeBus and Riddell voted yes. None voted no.  
Motion Passed 4-0.

Items for postponement or withdrawal:

None.

Old Business:

None.

Public Comment: There were none.

New Business:

#2018-CB-10, Wayne Lacey-Request for Conditional Use for living space on the first floor at 132 E. Pike Street. Zoning: Central Business (B-1). (Art. 10. Sec. 10.5.C.3)

Applicant Wayne Lacey was not present for the meeting.

Director Skinner stated the following: That she had talked to him yesterday he knew to be here. Mr. Lacey stated this would be owner occupied. The drawing shows a hallway on the first floor. The building inspector said there would have to be a door there and a sign placed with no customers allowed past this door. Mr. Lacey said there would be an open area, bathroom and kitchen but no bedroom on first floor. That she asked him about parking and he stated that two parking spaces came with the building. The front area of the first floor would be for his business. He travels a lot and works with FEMA but will

have office staff to run the insurance/appraisal business. The second floor is not made for living space.

Acting Chairman Biancke called for public comment in favor. There was none.

Acting Chairman Biancke called for public comment in opposition.

Attorney Kelli Mulberry stated the following: That she was not an adjacent property owner but lived in the area. That she opposed, her concern if he moved the living space forward and the commercial would be vacated. This would not enhance the area. Parking is a huge issue. She had a garage and has a sign placed of no parking and she has had to run off individuals parking in front of it. If you have a back door clients will want enter from that way. That she had brought letters from other property owners to submit.

Stacey Ecklar stated the following: That she had a business at 134 E. Pike St. next to this. She had concern of the same issues as Kelli Mulberry has. If there is to be living area on the first floor and upper floor would become all apartments. That downtown in Cynthiana should stay business. She preferred the lower level to stay business than a residence.

Taylena Cason Burgan stated the following: That she owned property across from this of Vanhook Hardware, 117, 119 & 121 E. Pike St. That she agreed what had been said that the downstairs should be preserved for business. That downtown is making a comeback there are more business's coming back in. I believe we don't have to open the door and have downtown first floor residences available due to the fact this is in the back and its not going to affect the front but in time who's to say it might move forward. I think you are opening a door to future people to want as proposed to do more and more. I think down the road 6 months if he doesn't continue to live there who would want a business with a residence that's going to occupy the front floor. It would be very conflicting. We need to keep them commercial and continue to grow like we've been doing.

Director Skinner read three letter of objection from Betty Fish Smith-I am writing as the building owner of 132 E. Pike St. I object to the application for a 1<sup>st</sup> floor living space in the building next door to mine, 132. E. Pike St. My primary objection is based on the limited parking behind our buildings. The parking situation at the rear of my building is already extremely crowded. The addition of another vehicle(s) would be untenable. Tallu H. Smith-I am writing as a business owner of Smith Insurors, Inc.. located at 130 E. Pike Street. I object to the application for a 1<sup>st</sup> floor living space in the building next door to us, 132 E. Pike Street. Our primary objection is based on the limited parking behind our buildings. The parking situation at the rear of our building is already extremely crowded. The addition of another vehicle(s) would be untenable. Mark Trachsel-In regards to Case No. 2018-CB-10, a conditional use of living space for the property at 132 E. Pike Street; I am against the adjustment requested. I am a property owner at 136 E. Pike Street and believe that space on the 1<sup>st</sup> floor of buildings in the list and 2<sup>nd</sup> blocks of E. Pike Street should be limited to business use. Our community should be focused on promoting businesses in the downtown area, especially on the street level. Parking space is a sparse commodity on Pike Street for businesses as it is and adding more residential space to the

buildings will increase the problem of parking. With living space available on the upper floors, I don't see the need for more at street level.

Frazer LeBus made a motion for disapproval of a conditional use permit for living space on the first floor at 132 E. Pike St., zoned B-1. 1.) The use will add significant impact on adjoining properties. 2.) The first floor is reserved for business and living space on the second floor. James Brooks seconded. Biancke, Brooks, LeBus and Riddell voted yes. None voted no. Motion Passed 4-0.

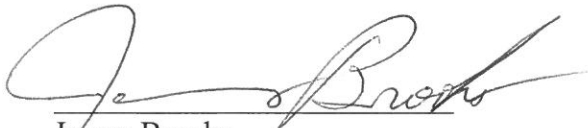
Other Business:  
Old Business  
There was none.

New Business:  
Training Session-September 26, 2018, 8:00am-4:30pm, at Prizing House.

Adjourn  
Frazer LeBus made a motion to adjourn being no other discussion at 6:22 pm. James Brooks seconded. Biancke, Brooks, LeBus and Riddell voted yes. None voted no. Motion Passed 4-0.



Charles Biancke  
Acting Chairman



James Brooks  
Secretary