

TAYLORSVILLE-SPENCER COUNTY  
BOARD OF ADJUSTMENT  
Meeting Minutes

The Taylorsville-Spencer County Board of Adjustment held a meeting on Thursday, February 24, 2022, at 4:00 pm in the Fiscal Court meeting room at 28 East Main St., Taylorsville, Kentucky.

Chairman Greg Murphy called the meeting to order. Present were Annelle Hoene, Charlie Ethington, Greg Murphy, Jan Kehne, Admin. Assistant Angie Helton and Administrator Julie Sweazy. Doug Goodlett was absent.

Approval of the Docket: Motion to approve by Mrs. Hoene, second Mrs. Kehne, all in favor, opposed. motion carries.

Approval of the minutes: Motion to approve by Mrs. Hoene, second Mr. Ethington, all in favor, opposed, motion carries.

Chairman Murphy: Any Committee Reports.

Administrator Sweazy: None.

Administrator Sweazy: Swearing in of applicants wishing to speak.

Chairman Murphy: Unfinished business.

Administrator Sweazy: None.

Chairman Murphy: New Business.

Administrator Sweazy: We have the application of **German American Bank/Custom Sign & Engineering, Inc.** requesting a dimensional variance on the size of a free-standing sign located at 853 Taylorsville Road. I will read this letter from German American Bank (see attached letter). In your packets you have some paperwork. German American Bank will be taking over the Citizens Union Bank Location. They are requesting a free-standing sign that exceeds our maximum size requirement. Therefore, they are requesting a dimensional variance on the overall size of the sign. They have submitted two different proposals. I have labeled them A and B. "A" – a 29-foot pylon style sign (10' x 29' = 290 sf. w/32 sf message screen). -or- "B" – a 23-foot pylon sign (8.3' x 23' = 190.9 sf. w/32 sf message screen). It was agreed upon to move the sign further back towards the building for vision clearance due to the bottom of the sign being solid. At the original location it would have blocked the view of customers backing out of the front parking spaces.

Mr. Ethington: Is that what this picture shows?

Administrator Sweazy: Yes, you can see where the original was and where they plan on putting the new one. In the sign regulations, Article X, Section 1002 for B-2 zoned property a free-standing sign can be 100 sf maximum area, 35 feet is maximum height, 100% identification and setback same as for buildings. So, moving it back towards the building makes this fit even better than the original fit. As far as electronic signs because it does have the message board in there, there are separate regulations in

Article X, Section 1005 on electronic signs and it does mention only 30% of the total allowable square footage for freestanding or it cannot exceed the 32 sf. So, they are proposing the maximum of 32 sf for the reader board part. So, again what I've given you is a proposed location to put the sign as well as the overall size of the sign. It is considerably larger because it's a pylon sign, where larger signs are on a pole and you're only getting what's at the top.

Mrs. Kehne: So, our standard normally is 100 sf for that sign?

Administrator Sweazy: Yes.

Mrs. Kehne: So, this is 290 sf and 190 sf?

Administrator Sweazy: Yes. The biggest part of the reason is because they enclose the whole bottom where most everyone else either puts it on a monument or on a pole.

Scott Elpers: I am Scott Elpers with Custom Sign & Engineering representing German American Bank. As Julie stated, most of the sign that is proposed is not going to illuminate. This picture was taken at what they consider a legacy branch. This picture shows nighttime view of the sign which a very minimal is illuminated. Most of it is aluminum just to cover to make a better appearance. The sign we are proposing does have an electronic message center. I brought a sample that I would like for you to take a look at. The sign itself is all aluminum, it was routed and has this black plastic on it to where if you look at it and hold it up you can actually see the light turns white. The reason we're doing this is because this is a trademark logo sign. I know Julie recommended that if we could just take and switch the face of that existing sign. Unfortunately, their logo trademark does not allow them to do that. This is their signature pylon. German American does make a commitment, if granted this they would never add to below that portion of the sign to increase the square footage. So, the bottom that is blank will remain blank.

Mrs. Hoene: In other words, people couldn't put signs on there or anything.

Mr. Elpers: Exactly.

Mrs. Kehne: So, the electronic sign in the middle, is that going to be turned off at night or is that going to be flashing?

Mr. Elpers: We can do that, however stipulation... The electronic sign is actually smaller than the current sign they have now. The sign there now I believe is 45 sf, were moving down to 32 sf.

Mrs. Kehne: On the electronic sign.

Mr. Elpers: That is correct. If you actually look at the two signs...

Administrator Sweazy: I just want to clarify something. So, at night this is the only thing that is lit but the digital is still going?

Mr. Elpers: Yes.

Mrs. Hoene: Now is that on both sides of the sign?

Mr. Elpers: Yes, that is correct. I have these packets to hand out. The location currently already has three building signs for Citizens Union Bank. We are going down to two. We are replacing the one on the front of the building and one on the drive thru. The one on the rear of the building we are doing away with. So, we are 100sf less as far as building signs. If you flip to the existing pole sign, at night that entire portion of that Citizens Union Bank sign is illuminated. So, at night that sign would look much larger than the proposed sign because the majority of our sign is not illuminated.

Mrs. Kehne: Well, its illuminated at the top.

Mr. Elpers: Just the letters are illuminated. The background of that sign, it's all going to be black.

Mrs. Kehne: I guess the height of it is really bothering me because if this room is basically 30 feet than the sign would be almost the same length of this room as height.

Administrator Sweazy: The only thing is that the height is not the issue at hand.

Mrs. Kehne: It should be.

Administrator Sweazy: It's not. They can go to 35, and its only 29.

Mrs. Kehne: Okay, but our signs are supposed to be only 100 sf.

Administrator Sweazy: Right, but the issue is the overall boxed in square footage.

Mrs. Hoene: So, you're talking about the bottom part in the square footage.

Administrator Sweazy: If they put it on a pole, it can still be 35 feet in the air. We can't tell them they can't have it that tall. The issue at hand is the fact that the sign as a whole, because it's boxed in, takes it above our square footage. That's where the issue is at hand. Do you follow me?

Mrs. Kehne: I'm following you but that's just a huge sign.

Chairman Murphy: It still under the limit.

Mrs. Kehne: No.

Chairman Murphy: Square footage.

Administrator Sweazy: Height wise it's still under.

Mrs. Kehne: Height wise it is, but the square footage maximum is 100 sf. A is 290 and B is 190 square feet. That's a huge sign.

Mrs. Hoene: How much is the square footage from the bottom of the screen to the bottom of the sign. That's where the square footage goes up, right?

Administrator Sweazy: Right, the fact that its solid at the bottom, is what's throwing your square footage astronomical.

Mr. Elpers: Even though the sign that's there is on a pole, that pole covers at least 3 feet wide, it is an obstruction backing out. So, what we're going to do is take that sign and move it to make it safer for people backing out of the parking spots. If you had a sign that had a beautiful brick monument and you put a sign on the front of it, and in most jurisdictions, they would just square the sign off, they wouldn't include the brick monument. The difference here is that our sign is aluminum, so it has to be counted as square footage. But if you took this sign and made it all brick at the bottom, it probably would meet regulations. Which this is just their local standard, it's their trademark pylon sign, unfortunately it's the same color, same material, the sign itself is and that's what makes this square footage.

Administrator Sweazy: From where the bottom of the screen is, down, how tall is that?

Mrs. Hoene: The sign that is there now is a little bit of a problem. Because I've backed out of there and you can't see well.

Mr. Elpers: To my understanding... I don't have that measurement, but I can get it. I don't want this put to record but I believe it's about 15 feet to the bottom which would make it a 150 sf.

Administrator Sweazy: 150 sf is just the bottom front.

Mr. Elpers: That is correct. We put a stipulation in there that we would never put anything in there it will stay blank.

Mrs. Hoene: Is the sign big enough for people to read going down the road?

Mr. Elpers: Yes. This is the standard size screen that we do put in that pylon. This is a little bit of a different situation, that's the reason why we do 8' and 9' high pylons. Because you have the access road that pushes the building back further which increases your visibility, your distance and that's the reason why in order to get visibly relieved the letters height needs to be that high. So, when you go down to the 8' high one your letters get a lot smaller. The message center is smaller than what's there by a lot.

Mrs. Hoene: I'll make a motion we approve the sign at the 29' and it will not adversely affect the public health, safety, or welfare; it will not alter the essential character of the general vicinity; it will not cause a hazard or a nuisance to the public; and it will not allow an unreasonable circumvention of the requirements of the zoning regulations. The bottom is to remain blank as is, if any changes will need to come back.

Mr. Ethington: Second.

Chairman Murphy: Motion been made by Mrs. Hoene, second by Mr. Ethington, all in favor, opposed.

Mrs. Kehne: Opposed.

Chairman Murphy: Discussion?

Mrs. Kehne: The sign that is there for Cub Bank is large and can be seen from down the road. It seems like these signs get bigger and bigger and this is when you're coming into Taylorsville. I don't want to just see a sign. Even though it may just be black at night, in the middle there's a big area, bigger than

the one of Cub Bank, I don't know there just something...I just can't go along with approving a larger sign to be put there.

Chairman Murphy: What would you like for them to do?

Mrs. Kehne: Their showing a smaller sign here. I just don't feel good about increasing the sign. Maybe it's a personal preference and it's way above what our regulations are. My gut is I want to stay closer to the regulations. That's my opinion.

Chairman Murphy: The regulations are 29, right?

Administrator Sweazy: The regulations allow 35' but can't max out over 100 square feet.

Mr. Ethington: The way I look at it is if they made the sign smaller, but you still put in the bottom you're still going to get the same result as a solid frontage. If they put up bricks 6-8 foot and then the sign above it, what's the difference between brick and pylon. That would make it a lot smaller but you're still going to have the same type of sign. As far as the height and width size.

Mrs. Kehne: I see what you're saying but we'll just have to agree to disagree. It's just my opinion and I think the sign are just getting bigger and bigger and you can already see the Cub sign way far coming in the highway. Maybe that something we need to address at another time about the brick underneath of it and include that in the signs.

Chairman Murphy: If you brick it in, it's going to block the view backing out. Anything else is going to be more dangerous than it is now. Yet they're moving it in closer to the building.

Mr. Ethington: Which will make it better then what it is now.

Mrs. Kehne: It's just my opinion. I just can't go along with making it that large.

Chairman Murphy: Any more discussion? A motion has been made and a second, Mrs. Kehne opposed. So, it comes down to me, right?

Administrator Sweazy: So, you've had your discussion, so you just call for your vote and the majority rules.

Chairman Murphy: All in favor raise your hand, opposed (Mrs. Kehne), motion carries.

Administrator Sweazy: Just to clarify, approving a 29' pylon, can't put anything below that reader board and they're moving it back closer to the building for vision clearance.

Chairman Murphy: That will make it safer right there. Nothing on the bottom.

Administrator Sweazy: Okay.

Administrator Sweazy: As far as general questions and discussion. I have a couple more applications so I just put on here a tentative date of March 24<sup>th</sup> to see if that would work for everybody.

Chairman Murphy: All in favor to adjourn say aye, opposed, meeting adjourned.

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Secretary

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Chairman