

CITY OF PARK HILLS BOARD OF ADJUSTMENT MEETING MINUTES

Date: July 11, 2024

Time: 5:00 p.m.

Location: Park Hills Council Chambers

1. CALL TO ORDER

President Reggie Flowers called the meeting to order at 5:00 p.m.

2. ROLL CALL

Present: Ron Burns, Reggie Flowers (President), Derrick Hulsey, John Reeves, Jim Watkins (Alternate)

Absent: Bob Gerig, Lance Sechrest (Alternate)

Others Present: Tyler Henson (Community Development Director), Debbie Detring (Administrative Clerk), Steve Speer (EMAA New Foundation Construction LLC), Dan Combs (Like Home Leasing LLC), Joe Gable (Taylor Engineering)

3. APPROVAL OF MINUTES

The minutes from November 11, 2023, were amended to remove a reference to Dennis Gordon, who is not a member of the Board of Adjustment.

Motion to approve amended minutes: John Reeves

Second: Derrick Hulsey

Vote: Approved unanimously by voice vote

4. BUSINESS ITEMS

a. VAR24-001: 708, 710, & 712 Eighth St (EMAA Real Estate Holding LLC)

Issues discussed:

- 30' street right-of-way and 25' front setback resulting in 50'-55' long driveways
- Steep lot topography towards the rear
- Sewer line running through rear yards

Discussion:

- Steve Speer presented plans to build 2 houses initially, with possibility of a tri-level
- Each single-family dwelling to be 33' wide by 63' long with a one-car garage
- Plans to develop lots 4, 5, & 6 in spring 2025
- Jim Watkins inquired about 704 Eighth's front property line setback

Motion: John Reeves

Second: Ron Burns

VOTE: Unanimously approved

b. VAR24-002: 3201, 3203, 3209, 3211, 3217, 3219 Red Rooster Rd (Like Homes Leasing LLC)

Issues discussed:

- Water main interference with development layout
- Porch extension encroachment on rear setback
- Two duplexes encroaching on rear property line by 3'-4'

Discussion:

- Joe Gable explained water main depth and MODOT right-of-way relinquishment
- Typical utility main easement width discussed (usually at least 15')
- Joe Gable stated buildings could be pushed back if required
- Tyler Henson mentioned city will determine required distance from water main
- John Reeves suggested checking water line locations before approval
- Reggie Flowers noted 20' minimum easement for gas mains 8" and greater
- Joe Gable calculated potential 13-1/2" encroachment into rear setback

Motion: Derrick Hulsey

Second: Jim Watkins

VOTE: Unanimously approved with stipulation that required distance from water lines and setback encroachment be determined first

5. GENERAL DISCUSSION

None

6. PRESIDENT COMMENTS

None

7. ADJOURNMENT

Motion to adjourn: Ron Burns

Second: John Reeves

The meeting adjourned at 5:29 p.m.



Debbie Detring, Board Secretary

Approved by the Board of Adjustment on this 22nd day of August, 2024.



Reggie Flowers, President
Park Hills Board of Adjustment