

**MINUTES OF A MEETING OF THE  
FORT THOMAS PLANNING COMMISSION  
HELD AT THE CITY BUILDING  
ON WEDNESDAY, DECEMBER 19, 2018  
6:30 P.M.**

- PRESENT:** Dan Fehler, Chairman  
Dan Gorman, Vice Chairman  
Tim Michels  
Jerry Noran  
Larry Schultz  
Hans Tinkler
- ABSENT:** Dave Wormald, Secretary
- ALSO PRESENT:** Kevin Barbian, Building Inspector/Zoning Administrator  
Julie Rice, Administrative Assistant  
Jann Seidenfaden, City Attorney  
Ron Dill, City Administrator  
Frank Twehues, CT Consultants  
Jerry Wissman, Ft. Thomas Ind. Schools

Mr. Fehler presided and called the public meeting to order at 6:30 p.m.

**Minutes – November 14, 2018**

Members reviewed the minutes of the November 14, 2018 meeting. Minor corrections were noted on the minutes. A motion was made by Jerry Noran and seconded by Dan Gorman to table the November minutes until the next meeting. Motion carried 4-0.

**Consolidation Plat  
Grant Street**

Michael Grimme  
1.345 Acres  
Lot 26, 27, & 28, and Part of Lot 29 of Fort  
Thomas Land Company First Subdivision

This application was postponed from the November, 2018 Planning Commission meeting. Jann Seidenfaden restated the historical background information on these parcels and gave an update on the current status. Mrs. Seidenfaden explained that this is a two-step process. Following the November Planning Commission meeting, Mr. Grimme had the previously approved Subdivision plat for the Ft. Thomas Country Club Villas recorded at the County Clerk's office. Mr. Grimme is now submitting an application to the Planning Commission for a *Revocation of Plat of the Ft. Thomas Country Club Villas Subdivision*. If the Planning Commission votes to revoke the Ft. Thomas Country Club Villas Subdivision plat, the city will then file a statement with the County Clerk saying that the Planning Commission wishes to

revoke this subdivision. The Clerk's office will note this on the plat and it will be as if the subdivision never existed.

The second step of the process is to consider approval for the consolidation of lots 26, 27, and 28 which Mr. Grimme is now requesting. If the commission chooses to approve the consolidation plat, Mrs. Seidenfaden recommended not releasing the approved consolidation plat to the applicant until the revocation of the Ft. Thomas Country Club Villas Subdivision is recorded with the County Clerk.

Mrs. Seidenfaden noted some errors on the proposed consolidation plat. The PIDN for Laura Bingley should be 16-742.00 and there is no length indicated for the 20' sanitary sewer easement.

Following minor discussion, a motion was made by Jerry Noran and seconded by Dan Gorman to revoke the subdivision plat that was previously approved. Motion carried 5-0.

A motion was made by Dan Gorman and seconded by Jerry Noran to approve the consolidation plat with the correction to the PIDN for Lot 25, Laura Bingley, and the length of the sanitary sewer easement added to the plat. Motion carried 5-0.

**Consolidation Plat**

**1140 N. Ft. Thomas Avenue**

Fort Thomas Board of Education (Johnson Elementary School)

Consolidation Lot Area = 4,700 Acres

Mr. Barbian reported that the school board wishes to clean up this plat before the construction of the new school.

Following review and minor discussion, a motion was made by Tim Michel and seconded by Jerry Noran to approve the consolidation plat as submitted by the Board of Education providing that the ownership of lots 99/100 are confirmed. Motion carried 6-0.

**Ft. Thomas Board of Education**

**Johnson Elementary School – New Construction**

**1140 N. Ft. Thomas Avenue**

**Jerry Wissman, Director of Operations**

Jerry Wissman, Director of Operations for the Ft. Thomas School District, presented plans for the construction of the new Johnson Elementary School. The new school was designed to fit in with the look of the homes in the neighborhood and give a more residential appearance. Mr. Wissman gave a significant description as it relates to the plans.

Classes for the students of Johnson Elementary will be held in the field house and in mobile classrooms at Highlands High School beginning in the Spring of 2019. Following Spring Break 2019, classes will resume for the Johnson school children in their new, temporary location. Construction of the new school is expected to take approximately 19 months during which time the starting time for all Ft.

Thomas Independent Schools will be staggered to help with the increase in traffic at the high school. Johnson Elementary students will begin the school day at 7:45 AM and there will be a shuttle bus running from Rossford Park to the high school. Moyer and Woodfill Elementary students will start school at 8 AM and the High School and Middle Schools will begin at 8:15 AM.

**Comprehensive/Community Plan**

Frank Twehues of CT Consultants presented the final version of the Comprehensive/Community Plan. Corrections and comments made at the November meeting by Ms. Seidenfaden and Planning Commission members were addressed and the final version of the plan reflects those changes. Most notably, page 131 has been revised to change the proposed realignment of James Avenue, just south of the Moyer Elementary access, back to its existing alignment.

Following the presentation and discussion on final updates, a motion was made by Jerry Noran and seconded by Larry Schultz to approve the Fort Thomas Community Plan dated December 2018 as presented. Motion carried 6-0.

**Adjournment**

With no further business to discuss a motion was made by Dan Gorman and seconded by Jerry Noran to adjourn the meeting at 7:50 P.M. Motion carried 6-0.

Approved: \_\_\_\_\_  
Dan Fehler, Chair

Secretary: \_\_\_\_\_  
Dave Wormald