

**MINUTES OF A MEETING OF THE  
FORT THOMAS PLANNING COMMISSION  
HELD AT THE CITY BUILDING  
ON WEDNESDAY, MARCH 20, 2019  
6:30 P.M.**

**PRESENT:** Dan Fehler, Chairman  
Dan Gorman, Vice Chairman  
Dave Wormald, Secretary  
Tim Michels  
Jerry Noran  
Larry Schultz  
Hans Tinkler

**ABSENT:** Kevin Barbian, Building Inspector & Zoning Admin.

**ALSO PRESENT:** Julie Rice, Administrative Assistant  
Jann Seidenfaden, City Attorney  
Eric Haas, Mayor

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

**Minutes – December 19, 2018**

Members reviewed the minutes of the December 19, 2018 meeting. A motion was made by Jerry Noran and seconded by Larry Schultz to approve the minutes as written. Motion carried 7-0.

Mrs. Seidenfaden noted that approval of the minutes from the November 14, 2018 meeting were postponed at the December meeting and still need approval. The November 14, 2018 minutes will be added to the April meeting agenda.

**Convenience Plat**

**101 Taylor Avenue**

Justin Means, Applicant

Phillip Wolber, Owner

Parcels 17-055.00 & 17-055.01 (1.345 Acres)

New Lot "A" – 0.5988 Acres

Consolidation of Lot 1 and Lot 1A

New Lot "B" – 0.4345 Acres

Part of Lot 1 & Lot 1A

Mrs. Seidenfaden reported that the property owner wishes to create two, more traditional shaped lots and therefore has submitted a Conveyance Plat for approval. There is an existing old garage which is located on the proposed new property line between the two lots and recommends that removal of the garage is a condition of approval and the plat not be released to the applicant/owner until the garage is removed to eliminate creating a non-conforming lot. Discussion ensued regarding what constitutes "removal".

Members agreed that “removal” entails taking the building down to the foundation.

Mr. Noran pointed out an error in the first sentence of paragraph 3 of the Legal Description for Lot “A” – 0.5988 Acres. It should read “...degrees 00 minutes 58 seconds E...”.

With no further discussion, a motion was made by Jerry Noran to approve the Convenience Plat for 101 Taylor Avenue with the condition that the existing garage is removed to the satisfaction of the Building Inspector and the Legal Description is corrected. The plat will not be released to the applicant/owner until both of these conditions are met. Tim Michel seconded the motion. Motion carried 7-0.

### **Set Public Hearing – Stage I Development Plan**

#### **9 Highland Avenue**

#### **3, 15, 19, 25 North Ft. Thomas Avenue**

Developer – Greiwe Development

(In association with North American Properties and Sibcy Cline Realtors)

Owner(s) - Under contract with Developer

Due to his affiliation with this development, Mr. Gorman recused himself at this time and asked to be marked as absent for voting purposes.

A Stage I Development Plan application for the Town Center Retail and Condominium Development was submitted by developer, Greiwe Development (in association with North American Properties and Sibcy Cline Realtor). The proposed 1.75-acre development site includes 9 Highland Avenue as well as 3, 15, 19, and 25 North Fort Thomas Avenue; consisting of 24 luxury condominiums on the second and third level and a portion of the first level with a 52 residential and 3 visitor space underground parking garage, 18,000 SF of commercial space on the first level with 50 surface parking spaces.

A motion was made by Jerry Noran and seconded by Tim Michel to set a public hearing for Wednesday, April 17, 2019, at 7:00 p.m. to review a Stage I Development Plan submitted by Greiwe Development for properties located at 9 Highland Avenue as well as 3, 15, 19, and 25 North Fort Thomas Avenue. Motion carried 6-0.

Mr. Gorman rejoined the meeting as a participating member at this time.

### **Set 2019 Meeting Date and Times**

A motion was made by Tim Michels and seconded by Larry Schultz to continue the regular monthly meetings on the third Wednesday of each month at 6:30 p.m. Motion carried 7-0.

### **Election of Officers**

A motion was made by Tim Michel and seconded by Hans Tinkler to maintain the current slate of officers for 2019. (Dan Fehler - Chair, Dan Gorman - Vice Chair, Dave Wormald – Secretary) Motion carried 7-0.

**Adjournment**

With no further business to discuss, a motion was made by Jerry Noran and seconded by Larry Schultz to adjourn the meeting at this time. Motion carried 7-0.

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

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