

**MINUTES OF A SPECIAL MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE FORT THOMAS COMMUNITY CENTER
ON WEDNESDAY, MAY 29, 2019
7:00 P.M.**

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

ABSENT: None

ALSO PRESENT: Kevin Barbian, Building Inspector & Zoning Administrator
Julie Rice, Administrative Assistant
Jann Seidenfaden, City Attorney
Ron Dill, City Administrator
Frank Twehues, City Engineer

Mr. Fehler presided and called the public meeting to order at 7:00 p.m.

Stage I Development Plan

**3, 15, 19, 25 North Fort Thomas Avenue and
9 Highland Avenue**

Greiwe Development

In association with North American Properties and Sibcy Cline Realtors

Owner(s) – Under contract with Developer

Chairman Dan Fehler presided and the Proof of Posting was read by Secretary, Dave Wormald.

Planning Commission member, Dan Gorman, recused himself at this time due to his affiliation with the project and requested that he be counted as “absent” for any vote on this development.

Attached is a full transcript of the May 29, 2019 Planning Commission Public Hearing.

A motion was made by Jerry Noran to table a decision on the Stage I Development Plan. There was not a second to the motion.

A motion was made by Dave Wormald to approve the Stage I Development Plan finding that the Development Plan is compliant with the City of Fort Thomas Zoning Code for the Central Business District and with the following conditions:

- The submitted number of off-street parking spaces is approved with the intent for the Developer to work with City administration to secure additional off-site parking spaces for valet operations as well as have specifically designated loading zones from the street side public parking as required.
- The lighting for the site is subject to a photometric analysis according to development standards to ensure no glare into any adjoining properties.
- The screening area in the rear of the lot is reduced from the required 50’ to 25’.

- Approval from the City of Fort Thomas Design Review Board.
- Approval from the City of Fort Tree Commission for screening.
- A more detailed landscape plan is submitted with the Stage II plan submittal.
- All requirements of a Stage II Development plan are fulfilled including an analysis of storm water detention.

Tim Michel seconded the motion.

Mr. Barbian asked that items 3-6 under “Considerations” of the staff report be addressed in the motion.

Mr. Wormald amended his motion to include the following:

- The requirement of 3 off-street commercial loading spaces be waived and reduced to 1 with the understanding that the developer will work with City administration to designate a street side public loading zone on Fort Thomas Avenue.
- Planning Commission acknowledges that the Traffic Impact Study conducted by TEC and reviewed by CT Consultant, does not show a significant impact on traffic associated with the development.
- A modification of access points to a 24’ minimum for all two-way traffic has been met by the developer.
- Garage access from Woodland Place is a safer option than access from Highland Avenue as noted in the Traffic Study due to the grade of Highland Avenue.

Tim Michel seconded the amended motion.

Upon call of the roll, the following voted “aye”, Tim Michel, Dave Wormald, Dan Fehler, Larry Schultz, Hans Tinkler. Voting “no”, Jerry Noran. Absent, Dan Gorman. Motion carried 5-1.

Adjournment

With no further business to discuss, a motion was made by Jerry Noran and seconded by Tim Michel to close the meet at this time. Motion carried 6-0.

Approved: _____
 Dan Fehler, Chair

Secretary: _____
 Dave Wormald, Secretary