

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE CITY BUILDING
ON WEDNESDAY, JULY 17, 2019
6:30 P.M.**

PRESENT: Dan Fehler, Chairman
Tim Michels
Dan Gorman, Vice Chairman
Larry Schultz
Hans Tinkler

ABSENT: Jerry Noran
Dave Wormald, Secretary

ALSO PRESENT: Kevin Barbian, Building Inspector & Zoning Admin.
Julie Rice, Administrative Assistant
Jann Seidenfaden, City Attorney

Dan Fehler presided and called the business meeting to order at 6:30 p.m.

Minutes – June 19, 2019

Members reviewed the minutes of the June 17, 2019 meetings. A motion was made by Tim Michel and seconded by Hans Tinkler to approve the minutes as written. Motion carried 5-0.

Lot Division

216 Grant Street

Christopher & Kierston Gray, Owners

Cardinal Engineering, Applicant

Hewling's Subdivision

New Lot 2 - 0.179 Acres (16-533.00)

New Lot 3 – 0.244 Acres

Kevin Barbian reported that the property owners are requesting this lot be divided into two lots. One lot contains the house and the other will be a vacant lot. Both lots meet zoning requirements.

Chris Gray was present to address the commission. Mr. Gray stated that the existing house will remain and their plan is to build a new single family home on the newly created lot.

Following minor discussion, a motion was made by Tim Michel and seconded by Larry Schultz to approve the lot division as submitted. Motion carried 5-0.

Alexander Circle Subdivision

- 1) Amended Plat
Alexander Circle Subdivision
Alexander Circle, LLC – Owner
From Lot 2 to Lot 3

Mr. Barbian explained that part of Lot 3, 0.033 acres, (999-99-37-980.03), is being added to Lot 2 (37-980.02) in order for Lot 2 to have the minimum required 25 feet of road frontage. These lots will eventually be subdivided for each individual house in the future.

- 2) The City will dedicate Alexander Circle (F.K.A. Cochran Avenue).

- 3) The City will transfer 0.013 acres of the northern curve of Alexander Circle (adjacent to Lot 2) to Lot 2.
- 4) The City will vacate 0.054 acres of Alexander Circle to be part of Lot 2 of the Alexander Circle Subdivision.

Following clarification and discussion, a motion was made by Dan Gorman and seconded by Tim Michel to approve the re-plat as presented with the following conditions:

- The City of Fort Thomas sign a quit claim deed to the developer for the “x” hatched portion of the presented plat.
- The City of Fort Thomas vacate the portion of Alexander Circle as indicated by the triple hatched area.

Motion carried 5-0.

Set Public Hearing – Revised 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

Kevin Barbian reported that Greiwe Development has submitted modifications to the approved Stage I Development Plan following a recent meeting with the residents of Woodland Place. The modifications were made based on conversations the developer had with Woodland Place residents which include bumping out the garage entrance in order to better screen the garage doors. This modification changes the distanced from the building to the closest residential structure and therefore, requires that the developer to come back before the Planning Commission for approval. In addition, bumping out that corner of the building may change the configuration of the units from 18 residential units to 19 residential units. Adding a unit changes the density of the development which also must come before the Planning Commission for approval. The residents of Woodland Place have also requested that there be two separate garage doors rather than the previously approved single garage door. Mr. Barbian noted that plans for the modifications have not yet been submitted but will be available to the commission prior to the public hearing.

Dan Gorman abstained from any discussion or vote on this matter due to his affiliation with the development.

Following a lengthy discussion, a motion was made by Tim Michel and seconded by Hans Tinkler to set a public hearing for August 21, 2019, at 7:00 P.M. in the council chambers of the city building to review modifications to a Stage I Development Plan submitted by Greiwe Development. Motion carried 4-0.

Adjournment

With no further business to discuss, a motion was made by Tim Michel and seconded by Larry Schultz to adjourn the meeting at this time. Motion carried 5-0.

Approved: _____
 Dan Fehler, Chair

Secretary: _____
 Dave Wormald