

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE CITY BUILDING
ON WEDNESDAY, SEPTEMBER 18, 2019
6:30 P.M.**

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

ABSENT: Dan Gorman, Vice Chairman
Julie Rice, Administrative Assistant

ALSO PRESENT: Kevin Barbian, Building Inspector & Zoning Administrator
Jann Seidenfaden, City Attorney

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

Minutes – August 21, 2019

Members reviewed the minutes of the August 21, 2019 meeting. A motion was made by Jerry Noran and seconded by Tim Michel to approve the minutes as written. Motion carried 6-0.

Set Public Hearing – Map Amendment & Stage I Development Plan

- A) **14 North Grand Avenue**
Professional Office (PO) to General Commercial (GC)
Hunter Thomas, Applicant

Set Public Hearing – Text Amendments

- A) To add “*including outdoor seating*”
to the list of USES PERMITTED
in a General Commercial (GC) Zone 10.12(A)
- B) To add “*Residential uses (as regulated herein)*”
to the list of USES PERMITTED
in a General Commercial Zone (GC) 10.12(A)
- C) To add “*Residential uses shall be restricted to floors other than the ground floor. Residential floor space shall not exceed a ratio of 2:1 of the other permitted use(s) in the structure.*”
to the list of OTHER DEVELOPMENTAL CONTROLS
in a General Commercial Zone (GC) 10.12(E)

Kevin Barbian presented the proposal for a restaurant at 14 North Grand Avenue. The site is currently zoned Professional Office (PO). The existing building contains law offices on the first floor and residential on the second floor. The proposal is to change the zone to General Commercial (GC) while retaining the second floor residential space, similarly as to allowances in the CBD and PO zoning currently. Minor discussion regarding the scope of the project ensued.

A motion was made by Jerry Noran and seconded by Tim Michel to set a public hearing on Wednesday, October 16, 2019 at 7:00 p.m. for a zone change from PO to GC and consideration of a development plan for 14 North Grand Avenue, followed by a 7:15 public hearing for three text amendments. Motion carried 6-0.

**Dedication of Alexander Circle
fka Cochran Avenue
Alexander Circle Subdivision**

Jann Seidenfaden spoke regarding the modification to a two-part plat associated with Alexandria Circle. Specifically, a portion of the right-of-way was expanded to allow for 25' of frontage for Lot 2, as required by subdivision regulations, in the first cul-de-sac on Alexandria Circle.

Secondly, a portion of the reconstructed curve, beyond the left field line of the ball field, was modified to become part of the right-of-way.

Minor discussion ensued.

A motion was made by Tim Michel and seconded by Larry Schultz to approve the Dedication of Alexander Circle (Alexander Circle Subdivision) and formerly known as Cochran Avenue. Motion carried 6-0.

7:00 Public Hearing – Text Amendment

To include *“Churches and other buildings for the purpose of religious worship providing they are located adjacent to an arterial street”* as a Permitted Use in the General Commercial (GC) Zone.

Chairman Dan Fehler called the public hearing to order and the Proof of Posting was read by Planning Commission Secretary, Dave Wormald.

Jay Fossett, 535 Madison Avenue, Covington, Kentucky, was present to address the Commission. He asked for support to add "churches and other places of religious worship" to the list of Permitted Uses in a General Commercial Zone. Supporting rationale included:

1. A church currently operates in a GC zone, under the blanket of zoning approved by another permitted use, specifically, an antique shop.
2. Other jurisdictions have accepted similar occupancies in similar zones. Mr. Fossett specifically cited other local cities with similar allowances in similar zones as well as noting similar occupancies such as theaters and clubs already permitted in commercial zones in Fort Thomas.

Pastor Peter LaRuffa provided background on the church. He stated that he is in support of the change and most of his congregation lives in Fort Thomas.

Kevin Barbian spoke briefly regarding the proposal, followed by minor Planning Commission discussion.

Tiffany Huber spoke briefly about the lack of real impact and was fine with the proposal, but asked for clarity on the conditional use versus the permitted use. Kevin Barbian stated that the proposal is for a permitted use within the GC zone.

Bonita Frentzel spoke additionally about conditional uses and Kevin Barbian again, provided clarity.

Hans Tinkler asked for clarity as it relates to the space itself. Kevin Barbian explained how the church is currently under the blanket of the antique shop, but in case the antique shop would leave, the church wants a sense of security that it can stay in the same location. This would be a text amendment applicable to all General Commercial Zones and not site specific to just this church.

Following discussion, a motion was made by Tim Michel and seconded by Jerry Noran to approve that the text of the Official Zoning Ordinance of the City of Fort Thomas be amended to include “Churches and other building for the purpose of religious worship provided they are adjacent to an arterial street” as a Permitted Use in the General Commercial Zone. Motion carried 6-0.

Adjournment

With no further business to discuss, a motion was made by Jerry Noran and seconded by Dave Wormald adjourn the meeting. Motion carried 6-0.

Approved: _____
Dan Fehler, Chair

Secretary: _____
Dave Wormald