

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE CITY BUILDING
ON WEDNESDAY, AUGUST 21, 2019
6:30 P.M.**

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

ABSENT:

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

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

Minutes – July 17, 2019

Members reviewed the minutes of the July 17, 2019 meeting. A motion was made by Tim Michel and seconded by Larry Schultz to approve the minutes as written. Motion carried 7-0.

Alexander Circle Subdivision

Jann Seidenfaden reported that the two conditions for approval of the amended Alexander Circle Subdivision plat, (1) The City vacate a portion of Alexander Circle and (2) The City do a quit claim deed, are being rescinded so that the original package of the Industrial Revenue Bond is not jeopardized. The City will instead extend the right-of-way to provide the required frontage for the lot on the end closest to the river rather than do a land addition. The area where the City was going to extend the outer edge of the curve of Alexander Circle and add it to Lot 2, will instead remain dedicated right-of-way and not be paved at this time.

Mrs. Seidenfaden recommended that the developer formally request that the previous plat be rescinded. It is the intent of the developer to present a plat showing individual lots to the Planning Commission at the September or October meeting at which time the City will dedicate the right-of-way.

Set a Public Hearing – Text Amendment

To include “*churches and other places of religious assembly*” as a Permitted Use in the General Commercial (GC) Zone.

Kevin Barbian reported that an application was submitted by Jay Fossett on behalf of STPC, LLC, owner of 90 Alexandria Pike, requesting an amendment to the text of the Official Zoning Ordinance to include “*churches and other places of religious assembly*” as a permitted use in our General Commercial zone. Neither the applicant or property owner could be in attendance.

Mr. Barbian noted that currently under Conditional Uses, our language includes “churches and other buildings for the purpose of religious worship provided that they are located adjacent to an arterial street in a residential zone” as a permitted use. If the commission chooses to approve the proposed text amendment, Mr. Barbian recommended that the amended text to match the existing language for

continuity purposes.

Mrs. Seidenfaden noted that although the applicant listed a specific address on their application, this text amendment would not apply to any particular address, but rather to all General Commercial zones. Mr. Barbian stated that he spoke with the applicant regarding his application. The applicant requested that the address of 90 Alexandria Pike which they listed under the “Map Amendment” portion of the application, be removed. Mr. Barbian explained that there is currently a church operating as an accessory use out of the Antique and Design Center (main occupant). The applicant is requesting a text amendment to include churches and other places of religious assembly as a permitted use in a General Commercial zone to allow the church to remain at this location (GC zone) if the Antique and Design Center no longer exists.

Mrs. Seidenfaden stated that prior to the meeting, she and Mr. Barbian reviewed the proposed language of the text amendment. It is their recommendation that the language of the proposed text be consistent with existing language in the Zoning Ordinance and should read "Churches and other buildings for the purpose of religious worship providing they are located adjacent to an arterial street" to narrow the interpretation of “religious assembly”. Mr. Barbian confirmed that he spoke with the applicant regarding the modified language and they are amenable to the change.

Following general discussion, a motion was made by Dan Gorman and seconded by Jerry Noran to set a public hearing for Wednesday, September 18, 2019 at 7:00 p.m. Motion carried 7-0.

7:00 P.M. Public Hearing

Revised Stage I Development Plan

9 Highland Avenue

3, 15, 19, 25 North Fort Thomas Avenue and

Greiwe Development

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

Owner(s) – Under contract with Developer

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

Mr. 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.

Mr. Barbian reported that the revised Stage I Development plan includes a request to increase the number of residential units from 18 to 19. The applicant has since rescinded this request leaving only a minor modification to the corner of the building at Woodland Avenue and Highland Avenue. Per section 17.6.A.6.e of the Official Zoning Ordinance, the Planning Commission must conduct a public hearing to review the proposed Development Plan modification.

Rick Greiwe, Greiwe Development, was present to address the commission. Mr. Greiwe stated that both the Planning Commission and the Design Review Board approved the design concept in May, but many residents of Woodland Place felt this was not adequate enough to address their concerns. Mr. Greiwe explained that he met with two residents of Woodland Place to discuss a list of concerns for the neighbors. A larger group of neighbors had met previously with Mayor Eric Haas and City Administrator Ron Dill to voice their concerns. These concerns were shared with Mr. Greiwe who then met with Woodland Avenue residents Laura Reynolds and Brent Niese, to try and come up with a solution for some of these issues.

Four major concerns were conveyed to Mr. Greiwe by Ms. Reynolds and Mr. Niese and Mr. Greiwe feels that they have come to a satisfactory resolution for these issues. This is why he is now requesting the modifications to the Stage I Development Plan.

Their first concern is regarding light pollution and noise from the garage doors. The Planning Commission previously approved a 20’ wide arch to the garage access. This design has been modified to two 9-foot residential garage doors on the face of the building. These doors will only be open when

residents or visitors are entering or exiting the building exposing only 9' of light from the garage rather than the original design of a 20' single door. These garage doors will resemble typical residential doors.

Their next point of concern is masking the garage door so that is not mistaken for a commercial parking area. Residents do not want visitors to the commercial establishments pulling into their street looking for public parking. The bump out addition was redesigned by Greiwe Development and the neighbors to hide the garage entry so that it is not visible from Highland Avenue.

The third concern is slowing the speed of cars as they enter and exit the garage and Mr. Greiwe feels that installing two 9-foot doors rather than the single 20-foot door will automatically slow cars down and address this concern.

The fourth issue of concern is visibility of and for pedestrians. The addition of a bump out will require vehicles exiting the garage to stop, giving them the ample time to look for pedestrians as well as allowing pedestrians to see the vehicle exiting the garage.

Mr. Greiwe added that there are probably 20 to 25 other concerns in the Development Agreement with the City such as construction hours, noise, the address of the property, etc. These items were codified in the Development Agreement.

Mr. Fehler opened the floor for public comment at this time.

Laura Reynolds, 9 Woodland Place, stated that she and Brent Niese did have a meeting with Mr. Greiwe but neither they, or as far as she knows, any one from Woodland Place helped put this design together. Ms. Reynolds stated that they were presented this design and she forwarded it on to her neighbors. Neighbors are still not happy that this development is on their street. Ms. Reynolds feels that this design is a little bit better, but not great because it is still on their street.

Sharon MacKnight of 62 Miller Lane asked for clarification on the parking shortage for the development. Mr. Fehler stated that the Development Plan and design concept were previously approved by the Planning Commission and City Council and the only items presently being discussed are the bump out and garage doors.

Ms. MacKnight continued by stating her concerns about additional traffic entering/exiting Lumley Avenue and Miller Lane as well as the limited parking around the development for both visitors and residents of the immediate area. A lengthy discussion ensued regarding these issues.

Bonita Frentzel, from the south end of town, stated that this development does not directly affect her but she is curious about the other 20 – 25 points of concerns that Mr. Greiwe mentioned earlier. She asked if the public will be made aware of these additional issues and how they will be addressed.

Mr. Greiwe stated that his previous comment regarding 20 some additional concerns are related to logistical issues that they regularly address when they are doing a project on a tight site area. These issues are not specific to this development and include things such as hours of operation, fencing around the construction area, entrance and exit sites during construction, etc. All of these issues/concerns are addressed in the development plan agreement signed by Greiwe Development and the City of Fort Thomas.

Mr. Greiwe stated that they will send an email out to the adjoining property owners to keep them informed of each step in the construction process. Information regarding this development/construction process is available to the general public on their website called fthomaslifestyle.com.

Tiffany Huber, 26 Hawthorne Avenue, stated that she is concerned with Mr. Greiwe's statement that the revisions to the development plan were discussed with the residents of Woodland Place.

Ms. Reynolds stated that the revisions were discussed, just not totally agreed upon.

Mr. Greiwe stated that he was asked by the City Administrator and Mayor to look at a list of issues presented to them by the (Woodland Ave.) neighborhood via email from Laura Reynolds and Brent Niese. They went through each of the issues with Mr. Niese and Ms. Reynolds, followed by a meeting with the architect, to find a way to address each issue. Following his meeting with the architect, an email was sent to Mr. Niese and Ms. Reynolds lining out their plan to address the issues. The revisions they are presenting this evening are their best efforts. The development plan was previously approved by City Council and Greiwe is not required to make any additional changes to the plan based on public comment or concerns. They are making the changes in order to address the issues and be a good neighbor.

Bill Zinck, 1817 N. Ft. Thomas, asked for a copy of the development plan. Mr. Greiwe provide him with a copy.

Sharon MacKnight, 62 Miller Ln., asked for her input to be heard. She suggested that the city to a mailing to everyone in town when there is something going on in the city or even knocking on people's doors to let them know.

Mrs. Seidenfaden explained the process of going before City Council to be heard.

Following discussion amongst commission members and with no further comments from the public, a motion was made by Tim Michel and seconded by Larry Schultz to approve the amendment to the development as stated with the garage door and the bump out of the building. Motion carried with Mr. Schultz, Mr. Tinkler, Mr. Wormald, Mr. Michel, and Mr. Fehler voting "aye". Voting "no", none. Mr. Gorman, "absent".

Adjournment

With no further business to discuss, a motion was made by Jerry Noran and seconded by Hans Tinkler adjourn the meeting at 7:36 P.M. Motion carried 6-0.

Approved: _____
Dan Fehler, Chair

Secretary: _____
Dave Wormald