

**MINUTES OF A MEETING OF THE  
FORT THOMAS PLANNING COMMISSION  
HELD AT THE CITY BUILDING  
ON WEDNESDAY, DECEMBER 16, 2020  
6:30 P.M.**

**PRESENT:** Dan Fehler, Chairman  
Dan Gorman, Vice Chairman  
Dave Wormald, Secretary  
Tim Michel  
Larry Schultz

**ABSENT:** Jerry Noran  
Hans Tinkler  
Jann Seidenfaden, City Attorney

**ALSO PRESENT:** Kevin Barbian, Building & Zoning Administrator  
Julie Rice, Administrative Assistant  
Debbie Buckley, Renaissance Manager/Economic Development Director

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

**Minutes – November 18, 2020 - Postponed**

**Set Public Hearing**

Discussion continued on the proposed text amendment to the Official Zoning Ordinance to include “Short Term Rentals” as a “Permitted Use” in all Residential zoning districts as well as the Central Business District and the General Commercial Zone.

After a lengthy discussion related to off-street parking requirements for short term rental properties, it was the consensus of the commission to require *one (1) off-street parking space per rental contract*.

Members discussed the differences between allowing short term rentals as a conditional use, accessory use, or permitted use. As an accessory use, the rental unit would be subordinate to the dwelling unit. The primary purpose of a dwelling unit/house is to live in it and not used as a commercial enterprise. This would prevent someone from buying up properties with the specific purpose of running a short term rental business.

Mr. Barbian noted that he has been approached in the past by someone who wanted to purchase a home and use it solely as an “airbnb” property.

Discussion continued related to requirements for operating a short term rental as an accessory use. As an accessory use, property owner would be required to reside in the home for the majority of the year or have a long term renter residing in the home for the majority of the year. This would be regulated and enforced by ordinance established by City Council.

Members agreed that Boarding House, Tourist Home, and Tourist Court should be stricken from the Definitions of the Zoning Ordinance and any reference therein and replaced with “short term rental” where applicable.

Following additional discussion, a motion was made by Dave Wormald and seconded by Tim Michel to set a public hearing for January 20, 2021 at 7:00 p.m. at the Fort Thomas Community Center for the following:

- To consider an amendment to the text of the Official Zoning Ordinance of the City of Fort Thomas to add “Short Term Rental” as an “Accessory Use” within the following Residential Zoning Districts: R-1AA, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-5, RCD, as well as the Central Business District (CBD) and General Commercial (GC) zones;
- Add “Short Term Rental Property” to Article VII, Definitions, as “*The accessory use of any residential dwelling that is advertised for rent for transient occupancy by guests for less than 30 consecutive days. A Short Term Rental shall be clearly incidental and subordinate to the use of a dwelling for residential purposes. This definition is specific to this section and other entities, such as “hotels” and “motels” are defined elsewhere in this code.*”;
- Strike from Article VII, Definitions, “Boarding House”, “Tourist Home” and “Tourist Court” and any reference therein and replace with “*short term rental*” where applicable;
- To Article XIII – Off-Street Parking and Access Control Regulations, Section 13.2 – Specific Off-Street Requirements, Types of Uses, add “Short Term Rental Property” – “One (1) off-street parking space per rental contract”.

Motion carried 5-0.

### **Adjournment**

With no further business to discuss, a motion was made by Dave Wormald and seconded by Dan Gorman to adjourn the meeting at 8:15 P.M. Motion carried 5-0.

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

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