

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE CITY BUILDING
ON WEDNESDAY, JULY 15, 2020
6:30 P.M.**

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

ABSENT: Dan Gorman, Vice Chairman
Jerry Noran
Kevin Barbian, Building Inspector & Zoning Administrator
Jann Seidenfaden, City Attorney

ALSO PRESENT: Julie Rice, Administrative Assistant

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

Minutes – June 17, 2020 – Tabled

7:00 P.M. Public Hearing

1017 S. Fort Thomas Avenue – Midway Café
Development Plan for Deck Expansion
A Jane Properties, LLC, Owner

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

David Edmond, part owner of the Midway Café, was present to address the commission. Mr. Edmond explained that the deck which was recently removed at the rear of the building, was not up to current building code standards. They did not feel it was safe for their customers so they did not open it back up for the summer season. They plan to remove the existing gravel under the deck, and pour a concrete slab. They are proposing an 8'x40' expansion of the previous deck to allow for additional outdoor furniture and seating to create a place for customers to hang out. The total gross square footage of the proposed deck is 720.

Mr. Edmond added that he was contacted by the adjoining neighbor (Paul Kruse), most affected by the expansion, who expressed his concern regarding the ability to access that side of his building to perform maintenance. Mr. Edmond stated that they met with Mr. Kruse and assured him that they will stay one foot off of the property line and they are willing to do what is needed to allow access to Mr. Kruse's building for maintenance.

Mr. Fehler asked the applicant how the deck would be anchored to the building. Mr. Edmond stated that 4 concrete footings were poured to support the front of the deck and the rear of the deck will be anchored through the building to header boards.

Mr. Wormald asked how the drainage from the new concrete slab is being handled.

Mr. Edmond stated that there was originally only one storm drain up close to the back of the building. They have added 3 additional drains and cleanouts to the back of the property.

Mr. Tinkler asked the applicant if there are any plans to add televisions, additional lighting, music, etc. to the deck.

Mr. Edmond stated that they are not doing anything additional or out of the norm for the deck area other than a shade sail. The hours of operation and noise level will remain the same as in the past. They do plan to install an 8' privacy fence around a portion of the deck to allow privacy for the neighbors and for security purposes. Mr. Edmond added that parking should not be affected by the deck expansion.

Paul Kruse, owner of 1025 S. Fort Thomas Avenue, was present to address the commission. Mr. Kruse stated that he thinks the plans look great and he appreciates the taller privacy fence that will be added to the deck but he feels that the deck being only one foot off of the property line creates an issue accessing his building for maintenance. Mr. Kruse asked Mr. Edmond if he would have access under the deck to get to his building. Mr. Edmond stated that there is no problem with Mr. Kruse having access to his building from under their deck. Mr. Edmond reiterated that they are willing to accommodate Mr. Kruse in any way they can to allow access to his building.

Mr. Kruse added that he is also concerned about additional noise generated from having more people on the deck and water runoff.

Following discussion regarding downspouts and water runoff, a motion was made by Tim Michel and seconded by Larry Schultz to approve the Development Plan to allow for a deck expansion for 1017 S. Fort Thomas Avenue as presented and granting a waiver of the parking requirements and buffer yard requirements due to the minimal expansion of the project. Motion carried 5-0.

Adjournment

With no further business to discuss, a motion was made by Tim Michel and seconded by Dave Wormald to adjourn the meeting at 7:30 P.M. Motion carried 6-0.

Approved: _____
Dan Fehler, Chair

Secretary: _____
Dave Wormald