

**MINUTES OF A MEETING OF THE  
FORT THOMAS PLANNING COMMISSION  
FORT THOMAS COMMUNITY CENTER  
WEDNESDAY, NOVEMBER 17, 2021  
6:30 P.M.**

**PRESENT:** Dave Wormald, Secretary  
Tim Michel  
Jerry Noran  
Larry Schultz

**ABSENT:** Dan Fehler, Chairman  
Dan Gorman, Vice Chairman  
Hans Tinkler

**ALSO PRESENT:** Kevin Barbian, Building & Zoning Administrator  
Cheri Scherpenberg, Administrative Assistant  
Tim Schneider, City Attorney

Dave Wormald presided and called the business meeting to order at 6:30 p.m.

**6:30 Business Meeting**

**Minutes – October 20, 2021**

Members were asked to grant an extension of time for the completion and review of the minutes from the October meeting.

**Convenience Plat Application**

Burnet Ridge & Orinoco Ave. (un-improved road)  
Adam & Hilary Blau, Applicants/Owners  
0.2246 Acres and 3.5066 Acres  
Parcel 12-572.00

Mr. Barbian reported that Mr. Blau initially wanted to split several lots and decided to do only a one lot split. There is no development plan needed as it is just a simple lot split with the intent to build a house.

Dave Wormald asked about an encroachment detail on the plat

Mr. Barbian explained that the encroachment detail is a detail that is actually on the lot next to it and is part of the upper lot that is being created.

There was a previous Board of Adjustment case for that particular lot to take down part of a deck and expand further away from the lot. The work was proposed 1-2 years prior and never occurred. Mr. Barbian explained that there is an intent to build a house on the new lot as well as a possible house to be built in the future on the larger lot by Mr. Blau.

Mr. Noran requested information about a description of the parcel being dedicated to the right of way.

Mr. Barbian drew attention to an area on the front page, bottom right below the curvature table that indicates .0559 without detail and references a section off of Chesapeake that was similar.

