

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
FORT THOMAS COMMUNITY CENTER
WEDNESDAY, JANUARY 19, 2022
6:30 P.M.**

PRESENT: Dan Fehler, Chairman
Dave Wormald, Secretary
Jerry Noran

ABSENT: Hans Tinkler
Dan Gorman, Vice Chairman
Tim Michel
Larry Schultz
Cheri Scherpenberg, Administrative Assistant

ALSO PRESENT: Kevin Barbian, Building & Zoning Administrator
Ron Dill, City Administrative Officer
Tim Schneider, City Attorney
Alisa Duffey Rogers, AICP, Principal Planner with CT Consultants
Frank Twehues, PE, CT Consultants

Dan Fehler presided and called the business meeting to order at 6:30 p.m. Tim Michel and Larry Schultz informed us on the afternoon of January 19 that they were ill and could not attend the meeting. No members of the public were in attendance. No formal meeting was initiated due to lack of quorum and therefore, no minutes were read. However, the members present listened to the presentation that was posted on the City's website.

Alisa discussed residential provisions beginning with addressing language to reduce the amount of variances that go before the Board of Adjustment. The proposed revisions include reducing rear setback in some circumstances; reducing side setback to 5' but requiring a larger setback on the other side and eliminating the 20% width standard for front porches.

Discussion continued about the ability to build on nonconforming lots of record and not adjusting lot width standards as there would be potential for more houses to be crammed into existing spaces.

An added zone would be created for the homes between Miller and Lumley as the lots are incredibly small. It would allow for less setbacks for improvements as the lots are very tight.

Design Review is considered for infill and teardown/replacement homes. We have had a few in the City that have not seemed to fit the form of the street for which they were built. It was discussed that 3-5 basic design elements be considered, but weight would heavily lie upon Design Review member evaluation. Considerations would also be to identify re-development areas and taking this into consideration when evaluating the homes. Design Review was considered for façade modifications, but this seemed that it could be overwhelming for the Design Review board.

Maximum and minimum square footages were discussed based on lot size

Accessory dwelling units were discussed. The proposal considered detached structures on larger lots and under conditional use on smaller lots; the lion share of the City. Discussion include short term rentals, which were recently approved. No consensus was arrived upon, but it seemed as though they would be considered if attached and additional parking onsite was considered.

No formal adjournment was needed as a quorum was not attained. The meeting ended at approximately 8:45.

Adjournment

No formal adjournment took place.

Approved: _____
Dan Fehler, Chair Date

Secretary: _____
Dave Wormald, Secretary Date