

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
FORT THOMAS COMMUNITY CENTER
WEDNESDAY, FEBRUARY 16, 2022
6:30 P.M.**

PRESENT: Dan Fehler, Chairman
Dan Gorman, Vice Chairman
Dave Wormald, Secretary
Jerry Noran
Larry Schultz

ABSENT: Hans Tinkler
Tim Michel
Cheri Scherpenberg, Administrative Assistant
Ron Dill, CAO

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

Alisa Duffy Rogers discussed the differences in Form versus Use in determining the function of our districts. Alisa began with proposing form based code in the Midway district, Towne Center district, and Inverness district. Maps for each were discussed which included sub-categories with varying uses.

Only a few members of the public were present, including Sharon McKnight, for which they did not like the idea of row houses or multi-family with flex space, despite Alisa's efforts to significantly reduce the ability to put these types of uses in the entire Central Business District (CBD). Comments include eliminating small town feel, general change, and preserving image of Ft. Thomas and simply not being notified of these improvements.

Conventional Zoning is proposed for the commercial areas including the Plaza, Highland/Grand intersection, and the corner of Rossmore and S. Ft. Thomas Avenue. These would be less intense uses based on their location. Residential would be allowed on upper levels of all commercial districts.

The Alexandria Pike Mixed use district would combine multiple zones along the Alexandria Pike corridor into a common zone. The idea of a leniency on parking if the owner employed any 2 of a number of green building measures was discussed. Also discussed were incentives for creating small gathering places as well as Design Review of all commercial properties. The ideas were generally well received but warranted further discussion. An Alexandria Pike residential district, similarly to the three initial districts, is proposed on the outskirts of the Mixed use District for residential row houses and multi-family.

Other ideas noted were interest in populating the Alexandria Pike corridor with trees through sidewalk modification and or transfer of property to the City. Research was asked to be done as it relates to the proposed 50' height; what do other cities have locally? ADA parking considerations if allowances were granted for green building. Enhancement of the bus route could relax some of the parking regulations.

