

**MINUTES OF A SPECIAL MEETING OF THE
FORT THOMAS DESIGN REVIEW BOARD
HELD AT THE CITY BUILDING
ON THURSDAY, SEPTEMBER 5, 2019
6:00 P.M.**

PRESENT: Lori Wendling, Chair
Barry Petracco, Vice Chair
Mark Thurnauer, Secretary
Chris Manning
Pat Hagerty
Barb Thomas

ABSENT: Jeffrey Sackenheim

ALSO PRESENT: Kevin Barbian, Building & Zoning Administrator

Lori Wendling presided and called the meeting to order at 6:00 P.M.

Minutes – August 8, 2019

Minutes from the August 8, 2019 Special Design Review Board meeting was reviewed. A motion was made by Mark Thurnauer and seconded by Barry Petracco to approve the August 8, 2019 minutes as submitted. Motion carried 6-0.

3,15,19,25 North Fort Thomas Avenue and 9 Highland Avenue

Greiwe Development, North American Properties, Sibcy - Applicants
Review of design components for proposed Town Center Retail
& Condominium Development.

Sari Lehtinen of MA Architects and Rick Greiwe of Greiwe Development spoke. Sari stated that the proposal tonight is primarily for schematic design. Changes from prior discussions include balconies being flipped toward the middle of the façade versus outside edges, minor gable changes including 3 sided bays, tower modifications, the bump out on Woodland Avenue that includes 2 residential garage doors instead of one, and modifications to the glass windows on the front of the building.

The description of the project was via a computer generated 3 dimensional rendering. Additional comments included non-visible fireplace vents and distinguishing of the residential entrance.

Chris Manning asked about items on the site plan that included: 1. Where is trash collection? The developer that it is their intention to put trash collection on the inside, but if ultimately on the outside, covered with nice architecture. 2. Will AC units on the roof be seen? The developer stated no, as the parapet wall will be 42" tall on all four sides. 3. Chris stated that he likes the features of the tower, but not the faux windows. He also commented favorably regarding the gables at the ends of the building, but suggested the north elevation be broken up, as it is a solid color. The gutters are intended to be aluminum to match the windows.

Mark Thurnauer suggested the windows be modified and used to help break up the mass of the north wall.

The railing is intended to be aluminum and the arbor will be a cedar composite.

Pat Hagerty noted that the gutters will need to be sized properly as there will be significant amounts of water with the flat roof.

Lori Wendling stated that she also did not like the faux windows on the north side of the tower. The developer was asked to come back with a different design for the north side of the tower.

Additional design element discussion continued.

A resident in the audience asked how cars will turn around in the garage. The developer stated there will be ample room to turn around in the drive isle.

Judy Club of 131 Highland Avenue asked about the height of the roofline and the number of residential units. The developer stated the roof line will be lowered to the 50' maximum and 18 residential units will be in place. Also, no flags or dishes will be allowed on the building.

Sherry Gospel of 18 Chalfonte Place asked about the 24' wide access entry, the 4 overflow parking spots in the garage, the width of the sidewalk, signage, FedEx entrance, vents for fireplaces, commercial entrances, stone versus faux concrete product, and drainage. All questions were answered satisfactorily.

Adjournment

With no further business to address, a motion was made by Barry Petracco and seconded by Pat Hagerty to adjourn the meeting at 7:45. Motion carried 6-0.