

**MINUTES OF A MEETING OF THE  
FORT THOMAS DESIGN REVIEW BOARD  
HELD AT THE CITY BUILDING  
ON THURSDAY, SEPTEMBER 26, 2019  
6:00 P.M.**

**PRESENT:** Lori Wendling, Chair  
Barry Petracco, Vice Chair  
Chris Manning  
Jeffrey Sackenheim  
Barb Thomas

**ABSENT:** Pat Hagerty  
Mark Thurnauer, Secretary

**ALSO PRESENT:** Kevin Barbian, Building & Zoning Administrator  
Julie Rice, Administrative Assistant

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

**Minutes – September 5, 2019**

Minutes from the September 5, 2019 Special Design Review Board meeting were reviewed. A motion was made by Barb Thomas and seconded by Barry Petracco to approve the September 5, 2019 minutes as submitted. Motion carried 5-0.

**UNFINISHED BUSINESS**

**Cochran Avenue & Alexander Circle**

Alexander Circle, LLC – Applicant/Owner

Bloomfield/Schon, Developer

Review of design components for the Alexander Circle Development

- Exterior Street Lighting
- Fencing/Landscaping

Ken Schon of Bloomfield/Schon, 1527 Madison Rd., Cincinnati, was present to address the Board. Mr. Schon provided members with a preliminary landscape plan which included the addition of various shade trees, decorative grass, ivy beds, and screening along the 3<sup>rd</sup> base line of the ballfield. Mr. Schon noted that they are proposing a very simple plan as they have a relatively small budget for landscaping. The plan shows 30 existing trees and the addition of 18 new trees.

Mr. Schon stated that their plan calls for fencing all along the sidewalks, but Duke Energy does not want the fencing or stone pillars located on their easement. As a result of Duke's objections, Mr. Shone stated that they have eliminated the stone pillars associated with the fencing.

Mr. Barbian noted that he was recently on site for a meeting with Duke Energy regarding the placement of utilities on another project. The Duke Energy representative requested that the fencing and supports be semi-removable. Mr. Barbian asked the developer how the fencing will be anchored.

Mr. Schon stated that the sections of fencing are removable, but the anchor posts will be set in concrete. The fencing is painted black steel.

Mrs. Wendling asked who is overseeing the tree removals and plantings on this site.

Mr. Barbian explained that there were not many trees taken down on this site other than what was necessary by Duke Energy. If a development plans calls for the removal of multiple trees during the construction process, the Tree Commission will oversee the replanting requirements. Because there were only a couple of trees removed on Alexander Circle, the proposed tree plantings for this development can be reviewed by the Design Review Board as part of the overall planting plan.

Mr. Schon added that there are some existing gorgeous specimen trees on the site which they are protecting during the construction phase.

Mr. Manning likes the plan to keep existing trees and the addition of shade trees, but is concerned about the number and size of the ivy beds.

Mr. Schon stated that they want to have a relatively simple pallet, keeping in mind that the new owners will probably remove some of the ivy and do their own plantings.

Mr. Manning feels that ivy covering the large traffic islands is not very desirable and suggested planting grass and a few trees as an alternative.

Lengthy discussion followed regarding border plantings along the fence line. Mr. Schon added that he does not plan on submitting a planting plan for each (15) building. That will be up to each individual property owner to submit for approval.

Discussion moved on to the light posts and fixtures. Mr. Schon presented a picture of an 8' light pole with a 20" fixture in a dark bronze finish. There are 14 light poles which go on and off automatically, are LED, and will be the responsibility of the individual homeowner. The style of the fixture was chosen for its simple elegance.

Mr. Manning stated that he was surprised by the style of the proposed fixture finding it to be a little art deco in design and encouraged Mr. Schon to look at the lighting present in the Midway District.

Also discussed, the height of the light poles and their individual placement. Mr. Manning noted that a light pole that is only 8 feet tall is susceptible to vandalism. Typically, the placement of a light pole is chosen to achieve certain foot-candle coverage on the street and sidewalk. Mr. Manning asked the developer if a photometric analysis had been done.

Mr. Schon stated that they have not done a photometric analysis for the placement of the lights, but feels that their placement along with the individual porch lights will provide adequate lighting.

Discussion continued regarding the light poles and fixtures and their placement and the need to avoid hot spots and dark spots. It was the general consensus of the Board that a photometric study is needed and the developer should return with a revised lighting plan. Lori Wendling requested that "warm" LED lighting be used.

Mr. Schon apologized to the Board for work that was completed on the back of two garages. A concrete finish was previously approved by the Board for the back side of the garages, but due to a miscommunication with their site superintendent, lap siding was installed. These areas are only slightly visible from the street.

Members agreed that the lap siding on the back of two garages is acceptable due to the fact that they are not highly visible.

Following minor discussion, a motion was made by Chris Manning and seconded by Jeffrey Sackenheim to approve the following:

#### **Landscape Plan**

- 30 existing trees (as indicated) will remain, 18 new shade trees, 8 new arborvitaes.
- Proposed ivy beds are replaced with a 2-foot, mixed ground cover and perennial zone planting strip which follows the fence.

#### **Fencing**

- As submitted.
- Fencing support posts are set in concrete.
- No stem fillers.
- Black steel.
- A larger post will be used at the end of a section of fence at sidewalks and driveways.

#### **Lighting**

- The developer will return with a revised submittal for lighting.

#### **Siding**

- Lap board siding is acceptable on the rear elevation of 2 garages.

Motion carried 5-0.

Lori Wendling asked the developer if he would request approval from Duke Energy to install at least 4 stone/concrete fence posts. Lori indicated the desired locations for the posts on the landscape plan. Mr. Schon stated that he will attempt to get as many approved as possible.

## **NEW BUSINESS:**

### **118 N. Fort Thomas Avenue – Fort Thomas Coffee**

#### **Outdoor Seating**

Christine Smalley – Applicant/Business Owner  
Kibbutz Properties, LLC – Property Owner

Christine Smalley, 118 N. Fort Thomas Avenue (North unit), was present to address the board. Ms. Smalley explained that they would like to place a small bistro table on both sides of the front entry way while maintaining the required 4-foot sidewalk clearance. She is proposing heavy, black, wrought iron, tables and chairs.

Kevin Barbian noted that the most important issue with tables is maintaining the 4-foot sidewalk clearance for pedestrians.

Ms. Smalley added that the tables would be a maximum of 2 feet wide. Just enough space for a laptop and a cup of coffee.

Following a brief discussion, a motion was made by Jeffrey Sackenheim and seconded by Barb Thomas to approve 2-24 inch in diameter tables with 2 chairs each in dark bronze or black iron with the condition that a 4-foot sidewalk clearance is maintained for pedestrians.

Motion carried 5-0.

### **22 N. Fort Thomas Avenue – Colonel’s Kitchen**

#### **Outdoor Seating**

Susan Stewart – Applicant/Business Owner  
Fort Thomas Properties Hiland, LLC – Property Owner

Susan Stewart, 22 North Fort Thomas Avenue, explained that she would like to place 3 small tables with 2 chairs per table in front of 22 North Fort Thomas Avenue (Colonel’s Kitchen). A 4-foot clearance will be maintained for pedestrians on the sidewalk. The chairs and tables will be placed outside each morning after school has started to allow more clearance for the additional pedestrian, bike, and skateboard traffic. The tables are small, wooden tables with just enough room for a plate and a drink.

Kevin Barbian confirmed that the applicant meets the minimum sidewalk clearance for pedestrian traffic with these tables.

A motion was made by Chris Manning and seconded by Jeffrey Sackenheim to approve the 3 small wooden tables as submitted.

Motion carried 5-0.

#### **Adjournment**

With no further business to address, a motion was made by Barry Petracco and seconded by Barb Thomas to adjourn the meeting at 6:50. Motion carried 5-0.