

**MINUTES OF A MEETING OF THE
FORT THOMAS DESIGN REVIEW BOARD
HELD AT THE CITY BUILDING
ON THURSDAY, JULY 29, 2021
6:00 P.M.**

PRESENT:

Mark Thurnauer, Vice Chair
Pat Hagerty, Secretary
Barry Petracco
Barb Thomas
Lori Wendling

ABSENT: Jeffrey Sackenheim, Chair

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

Mark Thurnauer presided and called the meeting to order at 6:00 P.M.

Minutes – June 24, 2021

Minutes from the June 24th meeting were reviewed. A motion was made by Barry Petracco and seconded by Barb Thomas to approve the minutes as submitted. Motion carried 5-0.

NEW BUSINESS

90 Alexandria Pike (2021 Grow Grant Recipient)

Spatola Wrestling
Nick Spatola, – Applicant/Business Owner
STPC LLC, Property Owner
Rear Entry Awning

Kevin Barbian reported that Spatola Wrestling is a 2021 Grow Grant recipient, and therefore, the proposed awning requires approval from the Design Review Board. This is a relatively simple request for an awning and lighting. The awning and lighting will be located on the rear of the building at 90 Alexandria Pike.

Nick Spatola was present to address the Board. Mr. Spatola stated that he has been renting a space at this location for approximately 10 years but is in the process of moving to another unit which has a rear facing main entrance. The addition of the awning and lighting will help clients locate the new entrance.

There was no public comment.

After minimal discussion, a motion was made by Pat Hagerty and seconded by Lori Wendling to approve the awning and lighting as submitted. Motion carried 5-0.

OLD BUSINESS – Continued from June 24, 2021

1136 S. Fort Thomas Avenue – *The Post* (2021 Grow Grant Recipient)

Lindsay King Keogh (KingBrew, LLC) – Applicant/Property Owner

Tap house

Exterior Building/Property Modifications (fencing, exterior paint, lighting, outdoor space/Biergarten)

Mr. Barbian reported that the applicant appeared before the Planning Commission the previous evening and received approval for a Stage I Development Plan with minor conditions of approval. The plans for the pergola that were presented to the DRB last month have been scaled down somewhat, but the main concern of the Planning Commission is that no permanent structure be placed within the public right of way.

After additional research into zoning regulations, it was determined that screening is not required for this development. The applicant does however plan to install fencing adjacent to the parking lot to screen headlights from shinning onto adjoining properties, but no screening on the Shawnee Avenue side of the building.

The applicant incorporated the Boards comments regarding a few design elements from last month's meeting, and is presenting a couple of revisions to the design. Additional trim color has been added to brake up stark whiteness of the front façade of the building, but the colors will remain black and a creamy white. Preliminary designs for signage have been submitted but the applicant may need to return for final approval. Two options have been submitted for shading the outdoor gathering/seating area on the Shawnee side of the building. One option is an awning attached to the building which would extend out over the gathering/seating area and the other option is for a scaled back pergola.

Discussion ensued regarding the public right of way and options for constructing a non-permanent pergola and how to level out the seating area.

Lindsay Keogh was present to address the Board. Ms. Keogh stated that the Planning Commission had no objection to leveling out the seating area on the Shawnee side of the building to accommodate tables and chairs. Planning Commission deferred a decision on shading for the Shawnee side seating area to the Design Review Board.

Discussion ensued regarding options for shading.

Ms. Keogh stated that her first option for shading is to construct a non-permanent pergola if budget allows. Her second option is a pinstriped awning which would come off of the building.

Ms. Wendling asked the applicant if the plan is to replace all of the existing windows.

Ms. Keogh stated that the existing windows do not open and will probably have to be replaced in order to function properly. The new windows will be divided-light to maintain a vintage look.

Discussion ensued regarding the slope of the property on the Shawnee side of the building and how the applicant plans to level out the area to allow for seating. Mr. Barbian stated that the details on leveling this area have not yet been finalized; because no permanent structures can be constructed in the right of way, further administrative review and design will be required regarding this.

Discussion ensued regarding the placement of the dumpster. Mr. Thurnauer stated his concerns with the revised location for the dumpster due to the fact that dumpsters usually attract rodents and things and the proposed location is right next to the adjoining home.

Ms. Keogh stated that the original location of the dumpster had to be revised because it was not accessible to Rumpke and it also required relocating in order to reconfigure the layout of parking spaces to meet parking requirements. There is currently a chain link fence in the area of the dumpster which will be replaced with a privacy fence for screening.

Mr. Thurnauer suggested using a cedar wood privacy fence which weathers grey and would be in keeping with the overall design theme of the project. Minor discussion ensued.

Ms. Keogh asked the Board for approval for both a pergola and an awning on the Shawnee side of the building. Budget may not allow for construction of a pergola at this time, and an awning would be her second choice.

Discussion ensued regarding how the pergola will create shade for the outdoor seating area. Ms. Keogh stated that she would like to drape fabric through the pergola and/or greenery and string lights, to create shade, but will also need to place umbrellas at the tables. Discussion continued.

Mr. Thurnauer noted that the Board could approve the design concept of this project but, the applicant may have to come before the Board again with specific design components once they are chosen.

Discussion ensued regarding the proposed design/style choices of the building sign. Ms. Keogh presented a preliminary marquis sign design which is individually lit letters using a cursive font. She would also like to have a projecting hanging sign on the Shawnee side of the building identifying the actual entrance to the building. The applicant will need to obtain zoning approval from the City before the sign proposal can be finalized and approved.

Following additional discussion, a motion was made by Mark Thurnauer and seconded by Barry Petracco to approve the design concept of the project as submitted with the condition that the applicant present the Board with the final selection of the following for review and approval:

- Selection of building mounted awning or non-permanent pergola;
- Privacy fence finish;
- Paint colors for building;
- Signage – building front and side of building;
- Exterior lighting and fixtures;
- If building mounted awning is chosen - fabric selection;
- If non-permanent pergola is chosen - design details, fabric selection (if applicable);
- Detail of table umbrellas;
- Railing system on top of wall.

Motion carried 5-0.

Barb Thomas provided general information to Ms. Keogh regarding State requirements for obtaining a liquor license and general building/site requirements. She encouraged Ms. Keogh to contact the State of Kentucky to fully understand their permitting and inspection process to obtain a liquor license.

Adjournment

With no further business to address, a motion was made by Pat Hagerty and seconded by Mark Thurnauer to adjourn the meeting at 7:00 p.m. Motion carried 5-0.