

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
FORT THOMAS COMMUNITY CENTER
WEDNESDAY, JULY 20, 2022
6:30 P.M.**

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

ABSENT: Tim Michel

ALSO PRESENT: Kevin Barbian, Building & Zoning Administrator
Tim Schneider, City Attorney
Cheri Scherpenberg, Administrative Assistant

Dan Fehler presided and called the public hearing to order at 6:30 p.m.

6:30 PM Public Hearing

Stage I Development Plan (D-02-2022)

Jacobs Property off of Newman Ave.
(370, 380 & 383 Newman Ave.,
509 Maine Ave. & 184 Highview Dr.)
Single Family Home Development
Drees Homes, Developer & Applicant

Mr. Barbian gave a brief introduction of the proposed development off of Newman Ave. Frank Twehues of CT Consultants reviewed the plan for the city of Ft. Thomas. He reported that there was an application for a single family home development off of Newman Avenue located at 370, 380 and 383 Newman Ave, 509 Maine Ave., and 184 Highview Drive. Frank gave a brief description of the project and noted concerns associated with the lot off of Maine. Section 6.6 A of the Subdivision Ordinance states "Each lot shall front at least twenty-five (25) feet onto a publically dedicated street." Lot 25 does not have twenty-five feet of frontage. While 509 Maine does not currently have road frontage, by moving the existing lot line, any non-conforming rights are extinguished. Lot 25 must be modified to meet the road frontage requirement. Added considerations include Lots 11, 12, 13, 24, and 26 maintain at least 25 feet of frontage. All requirements for a preliminary plat in Section 4.0 of the Subdivision Ordinance are submitted in addition to a table that includes the lot area, lot width, and frontage for each lot. Matt Maines with Drees Homes was in attendance, he informed the Commission that they are proposing 21 lots that are 85 ft. wide, 2 flag lots that are 100 ft. wide, and one additional lot off the end of Highview that will also be 85 ft. wide. The Drees representative noted that the parcels are split between two zones but that all lots will conform and that no rezoning will be needed. It was also mentioned that the area is

already mostly clear, there will be a street tree program maintained by the HOA and that they will be contacting the Tree Commission about requirements.

Steve Myers, who resides at 22 Highview sought clarification on the terms stage I and stage II and the amount of frontage for lot #24 on Highview Dr.

Ken Bowman, who resides at 60 Altamont discussed greenspace and a potential partnership with the Conservancy.

Kim Dube, who resides at 104 Highview expressed concerns with safety measures, stop signs, and the additional volume added to the Ft. Thomas schools.

Linda Eads addressed affordable housing needs, retention of the tree canopy for the wildlife, and traffic safety.

Jim Seibert, who resides at 111 Highview talked about options such as flashing stop signs and street cameras for the area.

Jennifer Davidson, who resides at 411 Highland wanted to know the estimated timeline and locations of construction.

Doug Roll, who resides at 6 Lilac requested provisions be made for bonding the roadways and noted he feels the construction will negatively affect the recently paved roads.

Susan Wingard, who resides at 62 Daisy discussed concerns of the size of the trucks and equipment needed for excavation, tree removal and construction as well as the possible noise pollution from the work being done.

Daniel Snow, who resides at 592 Maine wanted to draw attention to the potential water runoff in an area that already has flooding with heavy rain.

Ryan Freibert, who resides at 332 Newman pointed out that there may be historical objects in the area of the new development.

Joan Ferris, who resides at 66 Burney sought clarification on the amount of acres, any possible zone changes and requested a copy of the Jacobs Property Concept Plan.

Chris Daniels, who resides at 491 Maine asked about the sewer tie in, SD1 involvement and opportunities to view future more detailed plans.

Colleen Fausz, who currently resides at 157 Highview sought clarification about the intent for the property at 184 Highview Dr.

These questions were addressed and with no further comments or concerns, Mr. Fehler closed the public hearing portion of the meeting.

Members of the Planning Commission took the opportunity to address their questions with the Drees representative.

Dan Gorman found that the development is in the Ft. Thomas School district and that Drees could have constructed several more homes on the acreage if desired.

Dave Wormald was informed that the house at 509 Maine is currently rented and that there is an egress easement for that property. He was also informed that there will be an HOA that may not include the properties on Highview and Maine. Additionally, he received information that the area is balanced and that there will be no massive amounts of dirt moved on or off the site.

Jerry Noran clarified that the grade on the street will meet regulations.

Dan Fehler learned that there will be sidewalks on both sides of the development as well as sidewalk frontage. The lot on Highview will have enough frontage, and that Drees noted that the city would like to review the drafts of the HOA documents.

Discussion ensued, and a motion was made by Jerry Noran and seconded by Dave Wormald to approve a Stage I Development Plan by Drees Homes, developer and applicant conditional upon approval by the Tree Commission. Lot 25 having 25 ft. of frontage, a demo of the building on the property, or for the lot to be made conforming. Also, for the development to have sidewalk frontage on Newman Ave. Motion carried 5-0.

Business Meeting

Minutes – June 15, 2022

Members reviewed the minutes from the June meeting. A motion was made by Jerry Noran and seconded by Dave Wormald to approve the June 15, 2022 minutes as written. Motion carried 5-0.

Zoning Code Update Consideration of Phase II Unified Development Ordinance

Article V Form-Based Zoning Districts

Form Based Districts

Alisa Duffey Rogers opened the presentation on the form based zoning districts noting that Phase I of the Zoning Ordinance update process is assessing existing conditions and then a diagnostic review and report. She stated Phase II consists of creating regulations and a blueprint document. Phase III involves formalizing ordinance amendments and zoning map alignment. Phase IIII is the adoption of the ordinance and map.

Alisa Duffey Rogers relayed that form based is being proposed to keep the key character of Ft. Thomas. Land use is secondary, yet still regulated. With form-based zoning, areas are able to be defined. CT Consultants conferred that the lot configuration, principal building siting, accessory siting, height, uses and street façade requirements are what is regulated of building types.

Peggy Maggio, who resides at 37 S. Shaw Ln. questioned why there is an interest in changing to form based code and asked who is designated to pick the forms used. Peggy Maggio agreed that a change of zoning is needed, just not what is currently being proposed. She also referenced page 64 of the City Plan for review.

