

**MINUTES OF A SPECIAL CAUCUS
MEETING OF COUNCIL AND COUNCIL
ELECT OF THE
CITY OF FORT THOMAS,
CAMPBELL COUNTY, KENTUCKY, ON
MONDAY, DECEMBER 5, 2022**

Mayor Eric Haas called the special caucus meeting of council and council elect to order at 7:00 p.m. on Monday, December 5, 2022. Council members present were: Ben Pendery, Ken Bowman, Jeff Bezold, Adam Blau, and Roger Peterman. Absent: Lisa Kelly. Council elect members present were: Andy Ellison, Eric Strange, and Lauren McIntosh. Staff members in attendance included: City Administrative Officer Matt Kremer, Assistant City Administrator/Finance Director Joe Ewald, City Attorney Tim Schneider, Zoning Administrator Kevin Barbian and City Engineer Frank Twehues.

Alisa Duffey Rogers, principal planner for CT Consultants was in attendance to update city council and council elect on the Zoning Ordinance update process.

The meeting agenda was outlined as follows:

1. Zoning Overview and Update Process.

- Zoning regulates activities that take place on property and regulates the size of buildings.
- It consists of the zoning text and a zoning map. The zoning map gives a zone designation to each property ex. Central Business District (CBD), Single Family District (R-1C) and Multi-family Residential (R-3).
- Permitted and Conditional Uses
- The zoning ordinance contains development standards that limit the uses and sizes of new buildings that can be built in any zone.
- KRS 100 outlines limitations on zoning.
 - Residential Care Facilities are covered under these limitations.
- There are 4 Phases to the zoning ordinance update.
 - Phase I (11/2021 – 2/2022)
 - Assessing existing conditions and diagnostic review and report.
 - Phase 2 (2/2022 – 5/2023)
 - Creating regulations and blueprint document.
 - Phase 3 (6/2023 – 8/2023)
 - Formalizing ordinance amendments and Zoning Map alignment.
 - Phase 4 (9/2023 – 12/2023)
 - Ordinance and map adoption.
- Community Plan coincides with zoning

2. Why is a Zoning Ordinance Update needed?

- Outside/External Factors: U.S. Supreme Court Cases – Reed v. Town of Gilbert (2015) and KRS 100.987 – Wireless regulations (2016)

- Internal Factors: exhaustive list of permitted/conditional uses, inappropriate development standards in single-family residential districts, disjointed non-residential districts, incomplete and outdated definitions, and lack of purpose statements.
- Outdated Subdivision Ordinance.

3. Path Forward.

- Create Unified Development Ordinance (UDO)
 - Zoning Ordinance and Subdivision Ordinance
- Retain and Tweak
 - Central Business District
 - Multi-family Districts (R-3 & R-5)
- Retain and Amend
 - Single Family Districts (R-1AA, R-1A, R-1B, R-1C, R-1D)
 - Two-Family Districts (R-2)

Alisa went on to discuss residential variances from 2016 to 2021 and the Board of Adjustment's roll in the variance process. Current setbacks create barriers for residents that would like to add to their property, making them have to apply for a variance through the Board of Adjustment. Kevin Barbian explained how lessening these setbacks will allow property owners with smaller lots to have more leeway in adding to their property without having to go before the board.

- Create a new single family district called R-1-CBD
- Create New Non-Residential Districts:
 - Alexandria Pike Mixed Use District (Only applies along Alexandria Pike where there are existing commercial or multi family uses.)
 - Neighborhood Commercial/Office Districts
- New Non-Residential Districts Replace:
 - General Commercial (GC)
 - Highway Commercial (HC)
 - Professional Office (PO)
 - Light Industrial Park Research (IP)
- Create New Non-Residential Districts:
 - Neighborhood Commercial/Office Districts
 - Fort Thomas Plaza
 - Highland and Grand Avenues
 - Intersection of S. Fort Thomas & Bivouac Avenues
 - Alexandria Pike Mixed Use District

Discussion ensued regarding new setbacks, parking and uses of the properties located within the new zoning districts. Form Based Code will not be considered at this time, the city will move forward with a conventional code approach.

CT Consultants and city staff are proposing to pilot an in person Q&A the day after the Planning Commission meetings to give community members an opportunity to have conversations to learn more or give feedback. The location and time is to be determined.

Moving forward, discussion will continue with the Planning Commission in January. Matt Kremer indicated to council that if they had questions moving forward, to contact him.

Adjournment: The meeting was adjourned at 8:30 p.m.

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa K. Beckett, City Clerk