

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE FT THOMAS CITY BUILDING
ON WEDNESDAY, NOVEMBER 15, 2023
6:30 P.M.**

PRESENT: Dave Wormald, Chairman
Pam Schweiss
Jerry Noran
Tim Michel
Larry Schultz
Dan Fehler, Secretary

ABSENT: David Gwisdalla

ALSO PRESENT: Kevin Barbian, General Services Director
Mark Stewart, Building Inspector/Zoning Administrator
Cheri Scherpenberg, G. S. Administrative Assistant
Tim Schneider, City Attorney

6:30 Business Meeting

Minutes – October 18, 2023

Members reviewed minutes from the October meeting. A motion was made by Dan Fehler and seconded by Tim Michel to approve the October 18, 2023 minutes as written. Motion carried 6-0.

Consolidation Plat

Katsie Court Subdivision
Jacobs Property off of Newman Ave.
(370, 380 & 383 Newman Ave.,
509 Maine Ave. & 184 Highview Dr.)
Drees Homes, Developer & Applicant

Kevin Barbian informed the Commission that Drees is in need of a formal consolidation of lots in order to record the final plat for Katsie Court with Campbell County. Mr. Barbian reminded the Planning Commission members that the final plat has already been approved.

With minimal discussion, a motion was made by Dan Fehler and seconded by Pam Schweiss to approve the Consolidation Plat for the Katsie Court Subdivision. Motion carried 6-0

**Training Session:
KRS 100 & Beyond Zoning Decisions & Processes in KY**

Alisa Duffey Rogers, AICP and Frank Twehues with CT Consultants provided a presentation to the Planning Commission members, KRS 100 & Beyond: Zoning Decisions & Processes in KY for a training session. The training covered planning and zoning connection, authority to use zoning, types of

development decisions, and procedures for development applications. The presentation concluded with comments and questions from the audience.

Alisa Duffey Rogers informed the Commission that planning is about creating policies that guide a community toward its future. She said policies are expressed as a vision in a community comprehensive plan. She noted that comprehensive plans are considered policies and zoning regulations are laws used to implement that vision. CT relayed that a comprehensive plan is the foundation for planning and zoning in Kentucky, directed by the Kentucky Revised Statute. Alisa with CT said that through the KRS, the comprehensive plan is the blueprint for developing the zoning ordinance and making all development decisions in the state of KY and is required by all communities that have zoning in the state.

Question: Is it required to update the comprehensive plan?

Discussion: KRS states that the comprehensive plan needs to be reviewed every five years, but does not necessarily need to be updated.

The presentation continued and focused on zoning and the activities, buildings and uses permitted. Alisa said the authority to use zoning comes from the Federal Government and the Commonwealth of Kentucky. Municipalities do not have unlimited authority to regulate zoning within their boundaries. KRS 100 sets the parameters in KY as well as Federal limitations.

Question: Does building code have additional requirements for zoning in residential areas?

Discussion: Building code and zoning code is separate. You have to allow a permitted use, however it has to meet the building code requirements.

CT consultants discussed the different types of development and land use decisions. CT said Legislative decisions are made by City Council. Quasi-Judicial decisions are made by the Board of Adjustment, Design Review Board and the Planning Commission. Administrative decisions are made by the Planning Commission as well as staff. It was noted that the type of decision needed is based on the type of standards and not the board or commission it is in front of. Alisa Duffey Rogers continued the presentation relaying information about procedures, applications, notice, public hearings, testimony, finding of fact, reviews, recommendations, denials, approvals and waivers. The training concluded with an opportunity for comments and questions.

Members from the audience in attendance to address the board:

Joan Ferris, who resides at 66 Burney Ln., relayed that she feels the comprehensive plan and the city survey are in conflict.

Adam Blau, City Council Member who resides at 104 Brushwood, discussed the importance of the balance of decisions made between the PC and Council. Councilman Blau also talked about aspects of the Comprehensive Plan, KRS requirements, the impact of covid and advancements in operations, and the recommendation for another survey to be done.

Tiffany Huber, who resides at 26 Hawthorne discussed transparency and feedback as well as the possibility of posting meeting related materials and legal advertisements on our website.

Melanie Powers, who resides at 13 Pearson St. asked questions about the origin of the Comprehensive Plan, data collection methods and analysis and the possibility of a review.

Hilary Landwehr, who resides at 47 Woodland Pl. provided a list of things to be considered for the Comprehensive Plan.

Sharon Macknight, who resides at 62 Miller Ln., inquired about things that went beyond the community plan and the reasons.

Adjournment

A motion was made by Tim Michel and seconded by Larry Schultz to adjourn the meeting. All ayes approved.

Approved: _____
Dave Wormald, Chair Date

Secretary: _____
Dan Fehler, Secretary Date