

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE FT THOMAS CITY BUILDING
ON WEDNESDAY, FEBRUARY 22, 2024
6:30 P.M.**

PRESENT: Dave Wormald, Chairman
Pam Schweiss
Dan Fehler, Secretary
Jerry Noran
Larry Schultz
David Gwisdalla

ABSENT: Tim Michel

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 – January 17, 2024

Members reviewed minutes from the January meeting. A motion was made by Dan Fehler and seconded by Larry Schultz to approve the January 17, 2024 minutes with an update of motion carried adjusted from 6 members to 5 due to David Gwisdalla abstaining from voting at his first meeting. Motion carried 6-0.

Zoning Code Update

Alisa Duffey Rogers reminded the audience that there would be an opportunity for additional community engagement for the public to ask further questions and make comments about the zoning code update to CT Consultants representatives at Ft. Thomas Coffee from 10am to 11:45am and 6-8pm each Thursday following the Planning Commission meeting date.

Alisa Duffey Rogers with CT Consultants delivered a Zoning Ordinance Update presentation. The presentation revisited the zoning ordinance update process and addressed the following draft ordinance sections:

Article V – Regulations Applicable to All Districts

- 5.0 General Regulations
- 5.1 Temporary and Accessory Use/Structure Regulations
- 5.2 Environmental Regulations
- 5.3 Landscaping, Screening, and Lighting Regulations
- 5.4 Conditional Use and Restricted Use Regulations
- 5.5 Off-Street Parking, Loading, and Access Regulations

5.6 Wireless Regulations
5.7 Sign Regulations

Questions to the Commission:

Question: Do you have any questions or concerns about Accessory Dwelling Units?

Discussion: PC members had no concerns.

Question: Are there any concerns about the Home Occupation language?

Discussion: PC members discussed materials storage and utility controls. Members were in agreement with the language.

Question: Are you ok with deferring the discussion on short term rentals until March?

Discussion: PC members agreed to defer the topic of short term rentals until a later date.

Question: Are you in agreement with the language for accessory structures?

Discussion: PC members expressed concerns with what is currently defined as an accessory structure and limiting the amount allowed. PC members asked about the ability to differentiate between buildings and structures. Members feel that limiting retaining walls, sheds, fences, gazebos, fire pits, hot tubs, etc. would detract from a resident's ability to enjoy their property.

Question: Should A/C units remain at a distance of 5 ft. from the property line?

Discussion: PC members feel that the distance should remain at 5 ft. and not be reduced to 3 ft.

Question: Do you have any concerns with the hillside controls?

Discussion: PC members did not have any concerns.

Discussion: PC members asked about defining buildable area, expressed concerns for tree removal, and asked about language that would help ensure that trees planted would thrive.

Discussion: PC members talked about the language concerning vehicle height, the differentiation between work vs private vehicles, and the restriction in height with the height of personal vehicles and trucks today.

Question: Are there any concerns with the buffer yard being changed from 10 to 12 ft.?

Discussion: PC members feel the additional space will help plants thrive.

Question: Do you support adding correlated color temperature to the sign regulations?

Discussion: Alisa with CT relayed that 3,000 is the most stringent and 3,500 is the most common. PC members said they are ok with including the temperature in the language and increasing to 4,000.

Question: Are there any concerns with the lighting regulation language?

Discussion: PC members did not have any concerns.

Discussion: PC members discussed Tree Commission involvement, a list of tree recommendations for plantings, not planting in the right of way areas located under utilities and screening needs.

Question: Do you have any concerns with the conditional use vs restricted use regulations?

Discussion: PC members shared no concerns.

Question: Are there any concerns with off-street parking, loading and access regulations?

Discussion: Alisa with CT drew attention to having minimum standards but no maximum. PC members expressed no concerns.

Question: Do you have any concerns with wireless regulations?

Discussion: PC members asked questions about regulations, location and control of placement.

Question: Would you like to allow electronic signs or close the possibility?

Discussion: PC members talked about opening up signs to community facilities in residential areas, the possibility of limiting the type of use, area and location of signs, and said they would also like input from Council Members on electronic sign usage.

Members from the audience in attendance to address the Board:

Joan Ferris, who resides at 66 Burney Ln., shared concerns about the Midway Ct. area and residents.

Sharon MacKnight, who resides at 62 Miller Ln., requested input from PC members on the letter she submitted to the Commission, talked about her concerns about notification to Midway Ct. residents, and requested a review of the Comprehensive Plan.

Melanie Powers, who resides at 13 Pearson St., asked about the possibility of regulating landmark trees on private property

Ron Sinclair, Pastor representing First Christian Church of Ft. Thomas was in attendance to ask the Commission for the consideration of policies supporting electronic signage.

Alisa Duffey Rogers with CT Consultants concluded this portion of the zoning code update.

Adjournment

A motion was made by Dan Fehler and seconded by Pam Schweiss to adjourn the meeting.

Approved: _____
 Dave Wormald, Chair Date

Secretary: _____
 Dan Fehler, Secretary Date