

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION
HELD AT THE FT THOMAS CITY BUILDING
ON TUESDAY, MARCH 19, 2024
6:30 P.M.**

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

ABSENT: David Gwisdalla
Dan Fehler, Secretary

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

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 III – Zoning Districts

- 3.1 Single Family & Two-Family Residential Districts
- 3.3 Residential Cluster Development Overlay District
- 3.4 Multi-Family Districts (R-3 & R-5)
- 3.5 Alexandria Pike Mixed Use District
- 3.6 Neighborhood Commercial/Office District (NC/O)
- 3.7 Central & Traditional Business District Regulations
- 3.8 Fort Thomas Avenue Overlay district (FTA-O)
- 3.10 Tower Park Historic Overlay District (TP-O)

Questions to the Commission:

Question: Should short-term rentals be a principal or accessory use in the R-1 & R-2 districts?

Discussion: PC members mentioned the need for clarity of the language like square footage, 180 days or less, etc. to provide guidance for city staff to regulate.

PC members discussed concerns with short-term rentals in R-1 districts such as a transient population, parking issues, operating a business located in a single family neighborhood and if made a principal use that property can be bought to use as short-term rentals exclusively.

PC members expressed that they were in favor of owner occupied and accessory use for short-term rentals.

PC members supported one side being owner occupied while the other side is a short-term rental in R-2 districts. Members requested that clarity be added for contracts to be per rental unit.

Question: Are there any concerns regarding the newly created R-1-TC2 sub-zoning district?

Discussion: PC members had no concerns.

Question: Are there any concerns regarding mandating a maximum front setback in R-1B & R-1C districts?

Discussion: PC members talked about flag lot exemptions and waivers for site specific problems like tree preservations, utility locations, topography and other conflicts.

Question: Should attached garages, side & rear facades and building orientation standards apply to homes in new subdivisions?

Discussion: PC members feel that building orientation is the only standard that should apply to new subdivisions.

Question: Should two-family dwellings be added as a permitted use in the RCD-O?

Discussion: PC members did not have any concerns.

Discussion: PC members asked that “any alteration” be better defined in section 3.8

Discussion: PC members talked about flat roofs on decks and porches and decided that the term flat roof needs to be better defined and that the principal roof may not be flat. Members feel that exceptions should go before the Design Review Board.

Question: Should FTO-O be extended North to Rossford Avenue or further?

Discussion: PC members feel that the extension should go to Covert Run.

Question: Should changes be made to the Tower Park Historic District?

Discussion: PC members feel there should be no changes.

Question: Should short-term rentals be principal or accessory use in the R-3 & R-5 districts?

Discussion: PC members feel that if there is accessory use in the R-3 & R-5 district that the standards of the R-1 and R-2 districts should be used.

Discussion: PC members discussed multi-family buildings and prohibiting a multi-family building from being short-term rentals only.

Discussion: PC members discussed adding orientation of a building, transparency and the main entrance of a building facing the sidewalk to R-3 & R-5 district regulation.

Members from the audience in attendance to address the Board:

Joan Ferris, who resides at 66 Burney Ln., asked questions about rentals vs. short term rentals, shared concerns about squatters, asked about waivers for flat roofs and talked about the duties of the Design Review Board.

Peggy Maggio, who resides at 37 S. Shaw Ln., made a request for individual Committee members to voice input on each question, mentioned considerations for R-3 and R-4 districts, asked about citizen input, talked about the comprehensive plan, survey results and the wants of Ft. Thomas citizens.

Tiffany Huber, who resides at 26 Hawthorne Ave., discussed parking requirements, the importance of R-3 zones and safety concerns.

Melanie Powers, who resides at 13 Pearson St., talked about deed restrictions, HOA and Historic Preservation concerns and drew attention to visible violations.

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

Adjournment

A motion was made by Tim Michel and seconded by Jerry Noran to adjourn the meeting.

Approved: _____
 Dave Wormald, Chair Date

Secretary: _____
 Dan Fehler, Secretary Date