

**MINUTES OF A MEETING OF THE
FORT THOMAS PLANNING COMMISSION AND
FORT THOMAS BOARD OF COUNCIL
HELD AT THE FT THOMAS CITY BUILDING
ON WEDNESDAY, JUNE 19, 2024 AT 6:30 P.M.**

PRESENT: Dave Wormald, Chairman
Pam Schweiss
Jerry Noran, Vice Chair
David Gwisdalla
Tim Michel

ABSENT: Dan Fehler, Secretary
Larry Schultz

PRESENT: Eric Haas, Mayor
Jeff Bezold
Adam Blau
Andy Ellison
Lauren McIntosh
Ben Pendery
Eric Strange

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

6:30 Business Meeting

Agenda items and/or purpose for meeting:

The Planning Commission and the Board of Council met to discuss Updates to the Zoning Code Ordinance.

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:

Zoning & Subdivision Ordinance Update – Phase IV

Consideration of the following topics included in the Phase IV draft of the Unified Development Ordinance (UDO):

- Miscellaneous items from the Zoning Code Update
- Treatment of Two-Family Dwellings in R-1B, R-1C & new Single-Family Residential Districts
- Alexandria Pike Mixed-Use District
- Neighborhood Commercial/Office District

- Central Business District for Town Center and Midway
- Murals

Questions presented to the Planning Commission & Board of Council for consideration:

Discussion: Considerations of the questions presented and determinations are ongoing.

Question: Should additions to existing two-family dwellings be permitted in single-family residential districts?

Question: Should new two-family dwellings be permitted on lots currently occupied with two-family dwellings in single-family residential districts?

Question: Should the number of stories in a building be limited in the Alexandria Pk. Mixed Use District?

Question: What is the appropriateness of residential uses over non-residential uses in the Alexandria Pk. Mixed Use District?

Question: What should the maximum building width be in the Alexandria Pk. Mixed Use District?

Question: Should development standards & uses be tailored by sub-zoning districts in the Alexandria Pk. Mixed Use District?

Question: Should residential uses over non-residential uses be permitted as a restricted or conditional use in the Alexandria Pk. Mixed Use District?

Question: What maximum building height should be permitted in the Neighborhood Commercial/Office District?

Question: What is the appropriateness of residential uses over non-residential uses in the Neighborhood Commercial/Office District?

Question: Should a maximum residential density be incorporated in the Neighborhood Commercial/Office District?

Question: What is an acceptable density/intensity and height in the Town Center Core & Supporting Sub-Zoning Districts?

Question: Should there be a permitted maximum height including limiting the maximum number of stories in the Core & Supporting Sub-Zoning Districts?

Question: Should there be a maximum building width in the Town Center Core?

Question: Should there be an expansion of the CBD-Town Center Core Sub-Zoning District to encompass more of the parcel behind WesBanco?

Question: Should bed and breakfast establishments be permitted in the CBD-Town Center Supporting Sub-Zoning District?

Question: Should there be a permitted maximum height including limiting the maximum number of stories in the CBD-Midway Core Sub-Zoning Districts?

Question: Should there be a maximum building width in the CBD-Midway Core 1 & 2 Sub-Zoning Districts?

Question: Should multi-family uses in the CBD-Midway Core 2 Sub-Zoning District be permitted?

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