

**CITY OF HIGHLAND HEIGHTS
MINUTES PLANNING & ZONING
MEETING
JUNE 10, 2008**

Following the Public Hearing meeting, Chairperson Crawford opened the Planning and Zoning meeting on June 10, 2008 at 8:55 pm.

PRESENT: Chairperson Steve Crawford, Commissioners Harold Blocher, Melody Eifert, Audrey Koester, Joseph Krebs, John McNabb, Jeanne Pettit and Scott Reinke. Also present: City Attorney Steve Franzen, City Planner David Shaw and City Engineer/Zoning Administrator David Whitacre.

ABSENT: None.

PRESENTATION OF THE FIRST PUBLIC HEARING MINUTES ON MAY 13, 2008: These minutes had been previously distributed to the Chairperson, Commissioners, and City Staff for review.

ACTION TAKEN: COMMISSIONER McNABB MOVED TO APPROVE THE MINUTES OF PLANNING AND ZONING'S FIRST PUBLIC HEARING CONDUCTED ON MAY 13, 2008, SECONDED BY COMMISSIONER PETTIT. DISCUSSION: NONE. ROLL CALL: BLOCHER AYE; REINCKE, AYE; PETTIT, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE; EIFERT, AYE; KREBS, AYE. 8- AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

PRESENTATION OF SECOND PUBLIC HEARING MEETING OF MAY 13, 2008: These minutes had been previously distributed to the Chairperson, Commissioners and City Staff for review.

ACTION TAKEN: MEMBER KREBS MOVED TO APPROVE THE MINUTES OF THE SECOND PUBLIC HEARING MEETING OF MAY 13, 2008, SECONDED BY MEMBER EIFERT. DISCUSSION: NONE. ROLL CALL: KREBS AYE; EIFERT, AYE; McNABB, AYE; CRAWFORD, AYE; KOESTER, AYE; PETTIT, AYE; REINKE, AY; BLOCHER, AYE. 8- AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

PRESENTATION OF THE REGULAR PLANNING AND ZONING MINUTES OF MAY 13, 2008:

ACTION TAKEN: MEMBER EIFERT MOVED TO APPROVE THE MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF MAY 13, 2008, SECONDED BY MEMBER McNABB. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; REINKE, AYE; PETTIT, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE; EIFERT, AYE; KREBS, AYE. 8 - AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

ANNOUNCEMENT: CHAIRPERSON CRAWFORD ANNOUNCED THAT PRIOR TO THE REGULAR PLANNING AND ZONING MEETING, A PUBLIC HEARING WAS CONDUCTED REGARDING THE ZONE CHANGE REQUESTED BY ENOS REALTY (MARY LOU SCHMIDT) AND JEROME KREMER.

ACTION IS REQUESTED. COMMISSIONER PETTIT MOVED TO RECOMMEND TO CITY COUNCIL TO APPROVE THE ZONE CHANGE BECAUSE IT IS CONSISTENT WITH THE

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COMPREHENSIVE PLAN, USING IT AS A MIXED USE ZONE, THE ARCHITECTURE AND MATERIALS BEING USED FOR THE BUILDING ARE CONSISTENT WITH THE LOOK THAT THE CITY DESIRES FOR THE CITY, SECONDED BY COMMISSIONER REINCKE.

DISCUSSION: Commissioner McNabb stated he would prefer to have more treatment to the building that faces Old Alexandria Pike to add something to make the east side of the building look less industrial, address the height of the trees. Mr. Shaw stated for the record, the site development plan does not show the push out of the building he said, "We have a straight line and for the record we must realize that the plan does not reflect the actual footprint of the building in terms of architectural detail."

Chairperson Crawford said there were a number of items that were previously discussed such as, the material to be used for the retaining wall, the finalization of the tree sizes along old Alexandria Pike, dumpster screening and the transformer location, the look of the east elevation building.

MEMBER PETTIT AMENDED HER MOTION TO INCLUDE MORE TREATMENT TO THE EAST ELEVATION BUILDING FACING OLD ALEXANDRIA PIKE, ADDRESS THE LOCATION OF THE TRANSFORMER, AND ADDRESS THE HEIGHT OF THE TREES ALONG OLD ALEXANDRIA PIKE AND ADDRESS THE MATERIALS TO BE USED FOR THE RETAINING WALL, MEMBER REINCKE AMENDED HIS SECOND. DISCUSSION: Mr. Franzen asked the developer if he is agreeable to amending his Stage One Plan. Mr. Hodge stated he would amend his Stage One Plan to take into consideration more treatment to the East Elevation Building that is facing Old Alexandria Pike, the location of the transformer, and the height of the trees along old Alexandria Pike.

Mr. Hodge stated the one issue he has is the process for the retaining wall. He wanted to know once this is presented to Council would Council and the Planning and Zoning be on the "same page". Mr. Franzen stated the Zone Change and Stage One Development Plan would be submitted to the City Council. He stated after Council approves Planning and Zoning's recommendation for the Zone Change and Stage One Development Plan, Edge Real Estate Group would then submit their Stage Two Plan to the Planning and Zoning Commission. Attorney Franzen also informed Mr. Hodge that the Stage Two Development Plan does not go back to council for approval.

After discussion about the process for the retaining wall, Mr. Hodge stated he agrees to amend his development plan to include the items that were made as part of the motion.

ROLL CALL: BLOCHER, AYE; KREBS, AYE; REINKE, AYE; EIFERT, AYE; PETTIT, AYE; McNABB, AYE; KOESTER, AYE; CRAWFORD, AYE. 8 - AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

At this time, Mr. Hodge stated they will be requesting that Planning and Zoning amend the text of the Limited Service Commercial Zone, Section 10.18 (B) to permit outside dining, and reserve the right to have a coffee user drive thru for that zone. He also stated they will be requesting that Article 12 (H) be amended to allow the 9x18 foot parking spaces. Mr. Whitacre reported that if the

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9x18 parking spaces are changed in the City's Zoning Ordinance it would apply for all the zones in the City.

There was discussion about this text amendment request. **ACTION TAKEN: COMMISSIONER KREBS MOVED THAT THE CITY STAFF COME UP WITH THEIR FINDINGS AND HAVE A REPORT AT THE NEXT PLANNING AND ZONING MEETING, SECONDED BY MEMBER BLOCHER. AYE, ALL. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED UNANIMOUSLY.**

SCHEDULED GUESTS: None.

CORRESPONDENCE: None.

STAFF REPORTS: CITY ATTORNEY FRANZEN: No further report.

ZONING ADMINISTRATOR: Mr. Whitacre submitted his report, a copy was previously distributed to the Chairperson, to each Commissioner and to the City Staff for their review. A copy thereof is attached to these minutes.

CITY PLANNER: No further report.

CONTINUING EDUCATION: Mrs. Rauf announced the new two year period for Continuing Education will begin July 1, 2008.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Mr. Shaw reported that in checking the City's Zoning Ordinance with the internet, he found the City's Ordinance was not the same as the ordinance posted on the internet. It was suggested that a disclaimer be posted on the web site. **OUTCOME:** Mrs. Rauf will check on this matter.

CITIZENS TO ADDRESS THE COMMISSION: None.

Being no further business, **COMMISSIONER McNABB MOVED TO ADJOURN, SECONDED BY MEMBER KOESTER. AYE, ALL. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:30 p.m.

SUBMITTED BY: _____
**JEAN A. RAUF, CITY CLERK TREASURER, CMC, RECORDING
SECRETARY PLANNING & ZONING**

SIGNED: _____
**STEVE CRAWFORD CHAIRPERSON
PLANNING & ZONING**