

**CITY OF HIGHLAND HEIGHTS
MINUTES PLANNING & ZONING
JANUARY 8, 2008**

Following the Public Hearing meeting, Chairperson Crawford opened the Planning and Zoning meeting on January 8, 2008 p.m.

PRESENT: 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 REGULAR PLANNING AND ZONING MINUTES OF NOVEMBER 13, 2007: These minutes had been previously distributed to the Chairperson, Commissioners, and City Staff for review.

ACTION TAKEN: COMMISSIONER KREBS MOVED TO APPROVE THE MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF NOVEMBER 13, 2007, SECONDED BY COMMISSIONER McNABB. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; REINCKE, AYE; PETTIT, AYE; KOESTER, ABSTAIN; CRAWFORD, AYE; McNABB, AYE; EIFERT, AYE; KREBS, AYE. 7 – AYES; 1 – ABSTENTION. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

CORRESPONDENCE: None.

STAFF REPORTS: ZONING ADMINISTRATOR: No report.

CITY ATTORNEY FRANZEN: No report.

CITY PLANNER: No report.

CITIZENS TO ADDRESS THE PLANNING AND ZONING BOARD: None.

CONTINUING EDUCATION: Mrs. Rauf reported she checked with Northern Kentucky Area Planning regarding the video presentation titled Protecting First Amendment Rights. She stated she would have this video for March meeting for the Continuing Education Session.

UNFINISHED BUSINESS: Commissioner McNabb asked Mr. Whitacre if he checked the curbs at Perkins. **OUTCOME:** Mr. Whitacre stated he notified Perkins, in writing, about this problem.

NEW BUSINESS: ZONE CHANGE WITH DEVELOPMENT PLAN SUBMITTED BY WILLIAM AND BERNICE NELTNER. Chairperson Crawford announced that prior to this meeting, a Public Hearing was conducted. He stated Mr. and Mrs. Neltner submitted an application for a zone change with a Stage 1 Development Plan for the Wilson Avenue and Sunset Connector; and are requesting the zone be changed from the current zone of R1E to the Redevelopment Overlay District (ROD) Zone for 3.9+ acres.

Chairperson Crawford further stated that, at the Public Hearing, the Planning and Zoning Commissioners heard testimony from the developer, from the City's professional staff and received questions and comments from Mrs. Dorothy Riley.

ACTION TAKEN: COMMISSIONER McNABB MOVED THAT WE RECOMMEND THAT COUNCIL ACCEPT THE ZONE CHANGE FROM R1E TO REDEVELOPMENT OVERLAY DISTRICT (ROD) ZONE, BASED ON THE RECOMMENDATION OF THE CITY PLANNER, AS IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN; IT HAS BEEN PUBLIC RECORD FOR A NUMBER OF YEARS; THIS TYPE OF DEVELOPMENT WAS ORIGINALLY PLANNED FOR IN THE COMPREHENSIVE PLAN; IT IS CONSISTENT WITH THE GOALS OF THE CITY; IT SERVES AS A FOUNDATION FOR THE OVERALL DEVELOPMENT OF THE GATEWAY PROJECT; SUBJECT TO THE APPROVAL , BUT NOT EXCLUSIVE TO THE STAGE 1 PLAN INCLUDING BUILDINGS USAGES; PARKING, SIGNAGE, LIGHTING, TRAFFIC, LANDSCAPING ELEMENT, AND TO MAKE SURE IT DOES NOT ADVERSELY AFFECT THE NEIGHBORS AND TRAFFIC AND IT DOES NOT ADVERSELY AFFECT THE PEOPLE NEARBY, SECONDED BY COMMISSIONER PETTIT.

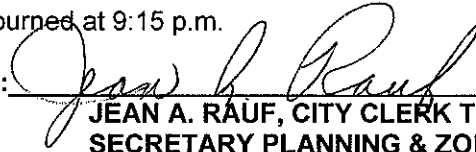
DISCUSSION: There was a lengthy discussion about the Hale Avenue right-of- way that belongs to the City. There was discussion if this right-of- way was vacated by the City, it would allow for more parking spaces for this project.

COMMISSIONER McNABB MOVED TO AMEND HIS MOTION TO INCLUDE RECOMMENDING THAT COUNCIL VACATE THE HALE AVENUE RIGHT-OF-WAY AS PART OF THE STAGE 1 PLAN AND AS PART OF THE PROJECT, MEMBER PETTIT AMENDED HER SECOND. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; KREBS, AYE; PETTIT, AYE; REINCKE, AYE; McNABB, AYE; CRAWFORD, AYE, KOESTER, AYE, EIFERT, AYE; 8 – AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

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

The meeting adjourned at 9:15 p.m.

SUBMITTED BY:



JEAN A. RAUF, CITY CLERK TREASURER, CMC, RECORDING
SECRETARY PLANNING & ZONING

SIGNED:



STEVE CRAWFORD CHAIRPERSON
PLANNING & ZONING