

**CITY OF HIGHLAND HEIGHTS  
PLANNING AND ZONING  
FEBRUARY 12, 2013**

Following the Public Hearing, Chairperson Crawford called the regular Planning and Zoning meeting to order on Tuesday, February 12, 2013 at 176 Johns Hill Road.

**PRESENT:** Chairperson Steve Crawford. Commissioners: Harold Blocher, Audrey Koester, Chuck Pettit, Scott Reincke, John McNabb, Melody Eifert and Joe Krebs.

**ALSO PRESENT:** City Attorney Steve Franzen, Zoning Administrator Dave Whitacre and City Planner David Geohegan.

**ABSENT:** None.

**PRESENTATION OF THE REGULAR PLANNING AND ZONING MINUTES CONDUCTED ON JANUARY 8, 2013:** These minutes had been previously submitted to the Commissioners and City Staff for review.

**ACTION TAKEN: COMMISSIONER KREBS MOVED TO ACCEPT THE MINUTES OF THE REGULAR PLANNING AND ZONING MEETING CONDUCTED ON JANUARY 8, 2013, SECONDED BY COMMISSIONER EIFERT. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; PETTIT, AYE; REINCKE, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE; EIFERT, AYE; KREBS, AYE. 8 – AYES. MOTION CARRIED.**

**ANNOUNCEMENT:** Chairperson Crawford announced there was a Public Hearing Conducted prior to this meeting. He stated the purpose of the meeting was an application for a Zone Change with Development Plans was submitted by Dr. Sheila Bowling and Michael Herald for 2515-2523 and 2525 Alexandria Pike.

**ACTION TAKEN: COMMISSIONER EIFERT MOVED TO AMEND THE ZONING MAP FORM R3 TO GENERAL COMMERCIAL FOR APPROXIMATELY 1.22 ACRES LOCATED AT 2515, 2523 AND 2525 ALEXANDRIA PIKE US 27, SINCE IT IS BORDERED BY COMMERCIAL PROPERTY ON THE EAST AND WEST SIDE OF THIS PROPERTY AND BECAUSE IT IS CONSISTENT WITH THE CITY'S LAND USE IN THE COMPREHENSIVE PLAN, SECONDED BY COMMISSIONER PETTIT. DISCUSSION: NONE. ROLL CALL KREBS, AYE; EIFERT, AYE; McNABB, AYE; CRAWFORD AYE, KOESTER, AYE; REINCKE, AYE; PETTIT, AYE; BLOCHER, AYE. 8 – AYES. MOTION CARRIED.**

**STAFF REPORTS: CITY PLANNER DAVE GEOHEGAN –** Mr. Geohegan gave a report regarding the update to the 2013 Highland Heights Comprehensive Plan. A copy of his report was previously distributed to the Commissioners and City Staff, and a copy thereof is attached to these minutes.

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Mr. Geohegan stated there is going to be an Open House at the City Building on Saturday, March 9, 2013 10:00am till 2:00pm. He stated this Open House is so that the public will have an opportunity to review the City's draft of the Comprehensive Plan update. He said they would like to schedule a Public Hearing on March 12, 2013.

Chairperson Crawford announced that Jean Rauf, City Clerk Treasurer, informed him the Mayor approved the funds for the Open House.

**ACTION TAKEN: COMMISSIONER McNABB MOVED THAT PLANNING AND ZONING CONDUCT A PUBLIC HEARING ON MARCH 12, 2013 REGARDING THE NEW COMPREHENSIVE PLAN FOR 2013, SECONDED BY COMMISSIONER BLOCHER. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; PETTIT, AYE. REINCKE, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE; EIFERT, AYE; KREBS, AYE. 8 – AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.**

**ZONING ADMINISTRATOR DAVE WHITACRE:** A copy of Mr. Whitacre's report was previously distributed to the Commissioners and City Staff for review. And a copy thereof is attached to these minutes. Mr. Whitacre submitted a Final Draft for the wording of Section 9.21. He said he corrected some spelling errors, and changed it so it reads more clearly. He said he did not change any of the contexts. Attorney Franzen announced that he intends to take this to City Council on Tuesday, February 19.

**LED SIGN APPLICATION FOR 2301 ALEXANDRIA PIKE, MARATHON STATION.**

A copy of Mr. Whitacre's report was previously distributed to the Commissioners and City Staff for review. He stated the sign meets all the requirements for the area. He stated his only concern was the auto dimming feature that is required by ordinance. A copy of Mr. Whitacre's report was previously distributed to the Commissioners and City Staff.

Mr. Steve Cupid, from C&B Sign Services addressed the commissioners. He addressed the concerns of Mr. Whitacre for the dimming feature. He stated they are moving the one existing placard and installing a new placard sign in its place. He presented a copy of the Everbrite regarding the sign illumination. A copy of the report was previously distributed to the Commissioners and City Staff. A copy thereof is attaché to these minutes.

**ACTION TAKEN: COMMISSIONER McNABB MOVED TO APPROVE THE SIGN APPLICATION AS SUBMITTED BY MARATHON SECONDED BY COMMISSIONER KREBS. DISCUSSION: NONE. ROLL CALL; BLOCHER, AYE, PETTIT, AYE; REINCKE, AYE; KOESTER, AYE, CRAWFORD, AYE; McNABB, AYE; EIFERT,**

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**AYE; KREBS, AYE. 8 – AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.**

**ATTORNEY FRANZEN:** No report

**COMMENTS FROM THE AUDIENCE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Chairperson Crawford announced he attended and some of the representatives from Planning and Zoning and City Council attended the ground breaking for the Highland Pointe Development. He said Thompson Thrift hosted a reception at the City Building. He said this was well attended.

Mr. Chris Hake, Thompson Thrift, thanked the Planning and Zoning for working with them in order for this property to be developed.

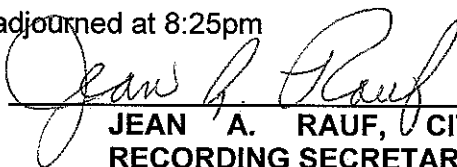
Chairperson Crawford announced there will be an Open House on Saturday, March 9, 2013 10:00am till 2:00pm at 176 Johns Hill Road and a Public Hearing on Tuesday, March 12, 2013 at 7:00pm

**CONTINUING EDUCATION:** No report.

There being no further business, **COMMISSIONER BLOCHER MOVED TO ADJOURN, SECONDED BY COMMISSIONER KOESTER. AYE, ALL. MOTION CARRIED.**

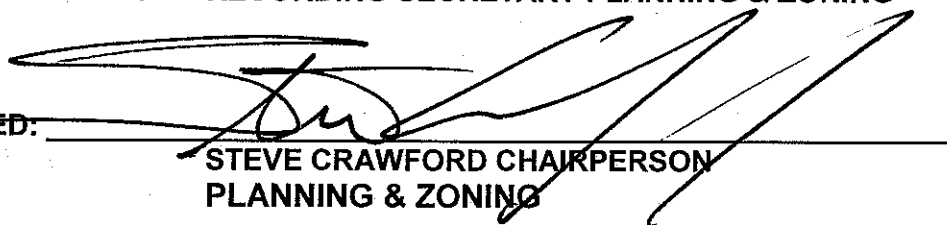
The meeting adjourned at 8:25pm

**SUBMITTED:**



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

**SIGNED:**



**STEVE CRAWFORD CHAIRPERSON  
PLANNING & ZONING**