

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

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

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

**ALSO PRESENT:** Zoning Administrator Dave Whitacre and City Planner David Geohegan.

**ABSENT:** Chairperson Crawford announced that Attorney Franzen was absent due to a prior commitment. Commissioner Blocher previously notified Mrs. Rauf that he would be absent.

**PRESENTATION OF THE PUBLIC HEARING MINUTES CONDUCTED ON FEBRUARY 12, 2013:** These minutes had been previously submitted to the Commissioners and City Staff for review.

**ACTION TAKEN: COMMISSIONER PETTIT MOVED TO ACCEPT THE MINUTES OF THE PUBLIC HEARING CONDUCTED ON FEBRUARY 12, 2013, SECONDED BY COMMISSIONER KREBS. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; EIFERT, AYE; McNABB, AYE; CRAWFORD AYE; KOESTER, AYE; REINCKE, AYE; PETTIT, AYE. 7 – AYES. MOTION CARRIED.**

**PRESENTATION OF THE REGULAR PLANNING AND ZONING MEETING CONDUCTED ON FEBRUARY 12, 2013:** These minutes had been previously submitted to the Commissioners and City Staff for review.

**ACTION TAKEN: COMMISSIONER REINCKE MOVED TO ACCEPT THE MINUTES OF THE REGULAR MEETING CONDUCTED ON FEBRUARY 12, 2013, SECONDED BY MEMBER KOESTER. DISCUSSION: NONE. ROLL CALL: PETTIT, AYE, REINCKE, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE, EIFERT, AYE; KREBS, AYE. 7 - AYES. MOTION CARRIED**

**ANNOUNCEMENT:** Chairperson Crawford announced there was a Public Hearing conducted prior to this meeting. He stated the purpose of the Public Hearing was regarding the new Comprehensive Plan for 2013 for the City of Highland Heights.

Commissioner Pettit recommended that this matter be tabled until the next meeting in order for the commissioners to review all the information in the five (5) chapters presented at this meeting. He stated if there are any changes these could be discussed at the April meeting. Commissioner Reincke stated there were some changes to be corrected or changed in regards to Highland Meadows.

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**ACTION TAKEN: COMMISSIONER PETTIT MOVED TO TABLE THIS MATTER UNTIL THE APRIL 9, 2013 PLANNING AND ZONING MEETING, SECONDED BY COMMISSIONER EIFERT. AYE, ALL. MOTION CARRIED.**

Chairperson thanked the Steering Committee for their service and dedication. FOR THE RECORD: Chairperson Crawford read the names of the volunteers.

C. Elifrits, Chuck Pettit, Dave Ramler, Eddy Arnold,  
Gene White, Harold Blocher, Jeanne Pettit,  
John McNabb, John Ramler, MARRITA Tyree,  
Mary Paula Schuh, Mary Riley, Rene Heinrich,  
Scott Reincke, Steve Roth, Chuck Eifert.

**STAFF REPORTS: CITY PLANNER DAVE GEOHEGAN** – Mr. Geohegan gave brief report regarding Highland Pointe development. He said he is continuing to meet with the developers to work on the construction and design of the rock wall. A copy of his report was previously distributed to the Commissioners and City staff; and a copy thereof is attached to these minutes

**ZONING ADMINISTRATOR DAVE WHITACRE:** A copy of Mr. Whitacre's report was previously distributed to the Commissioners and City Staff for review. A copy thereof is attached to these minutes.

Mr. Whitacre reported at the March 5<sup>th</sup> Council meeting, the First Reading of the proposed zone change requested by Dr. Sheila Bowling was read. He stated the Second Reading is scheduled for the March 19<sup>th</sup> Council meeting.

Mr. Whitacre also reported at the March 5<sup>th</sup> Council meeting that Council received the amended wording for Section 9.21 of the Zoning ordinance. He stated that after discussion, it was Council recommendation to send this ordinance back to Planning and Zoning. He said it was not unanimous but there was discussion about deleting the entire first sentence of (D) in Section 9.21.

After discussion about this matter, Commissioners Pettit, Krebs and Eifert agreed that this paragraph should not be changed. Commissioner McNabb stated that Planning and Zoning makes the recommendation to Council and Council can act on their recommendation or change it.

**ACTION TAKEN: COMMISSIONER PETTIT MOVED THAT PLANNING AND ZONING SENDS THE ORDINANCE BACK TO COUNCIL AS WRITTEN, SECONDED BY**

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**COMMISSIONER KREBS. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; EIFERT, AYE; McNABB, AYE; CRAWFORD, AYE; KOESTER, AYE; REINCKE, AYE; PETTIT, AYE. 7 – AYES. MOTION CARRIED.**

Commissioner Krebs reported that at the end of Louisville Road there is a large pile of brush along the fence line that faces 275 East. **OUTCOME:** Mr. Whitacre stated he would check on this matter.

**ATTORNEY FRANZEN:** No report

**COMMENTS FROM THE AUDIENCE:** Mr. Childers 2302 Alexandria Pike stated it was his understanding that NKU would be purchasing the Highland Meadows Chairperson Crawford reported that Mary Paula Schuh informed the Steering Committee that Highland Meadows was not on their acquisition plan.

**OLD BUSINESS:** None.

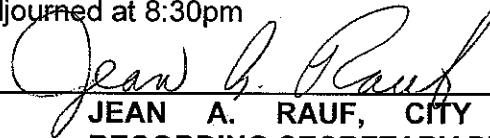
**NEW BUSINESS:**

**CONTINUING EDUCATION:** No report.

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

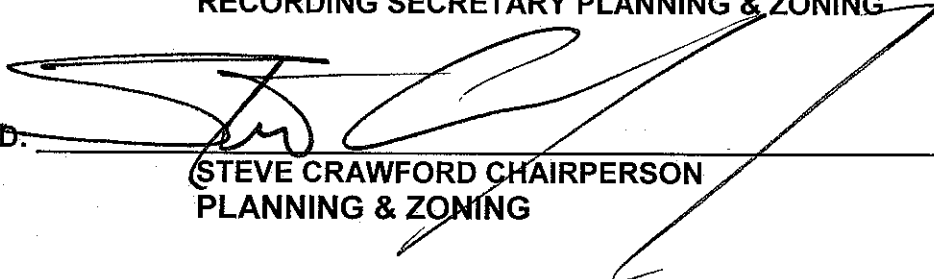
The meeting adjourned at 8:30pm

**SUBMITTED:**

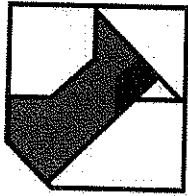


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**JEAN A. RAUF, CITY CLERK TREASURER, CMC,  
RECORDING SECRETARY PLANNING & ZONING**

**SIGNED:**



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**STEVE CRAWFORD CHAIRPERSON  
PLANNING & ZONING**



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**REPORT TO PLANNING AND ZONING COMMISSION**  
3-12-13

**ZONE CHANGE REQUEST FOR SHEILA BOWLING** – City Council had the first reading of this proposed change last week.

**SECTION 9.21 ZONING ORDINANCE CHANGE** – City Council reviewed this change and discussed a couple of items. One was changing the 15,000 pound limit to 26,000 pounds, which is the limit at which a CDL (Commercial Drivers License) is required. The second item they discussed was the removal of the entire first sentence in Section D – one Council Member felt it was redundant and not necessary as all those vehicles exceed the 15,000 pound restriction. The Council Members voted to send it back to the Planning Commission to discuss this first sentence, and I have included a copy of the proposed ordinance with the sentence printed in blue.

David Whitacre, PE. PLS.  
City Engineer

**ROBERT E. BATHALTER, P.S.C.  
ATTORNEY AT LAW**

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March 12, 2013

City of Highland Heights  
176 Johns Hill Rd  
Highland Heights, KY 41076  
Attention: David Geohegen  
City Planner

IN RE: Marcella Holt Banta  
2308 Alexandria Pike  
Highland Heights, KY 41076

Dear : Mr. Geohegen:

I am writing you on behalf of Marcella Holt Banta. She owns the house and lot located at 2308 Alexandria Pike in Highland Heights, KY.

She advises me that the city is in the process of establishing a commercial zone near her home. As I understand it, a home owned by Jerry Kramer on Alexandria Pike immediately south of Ms. Banta's home is in the proposed commercial zone but Ms. Banta's home is not.

Ms. Banta would very much like to be included in the commercial zone. She points out that being immediately adjacent to a commercial zone but not in the zone will considerably depreciate the value of her home and make it nearly impossible to sell as a residence.

Can you please advise what steps Ms. Banta's should take, if any, in order to be included in the new commercial zone?

I look forward to hearing from you.

Sincerely yours,

  
ROBERT E. BATHALTER

REB/LF

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## **City Planner Report**

### **Highland Heights Planning Commission**

**March 12, 2013**

#### **1. Highland Heights Comprehensive Plan**

- The March 9, 2013 public open house meeting produced a citizen attendance of over 70 people, and generated about a dozen written comments. The draft 2013 plan is featured on the city's website, and the Steering Committee is meeting before the public hearing on March 12 to view the public comments. The comments and committee reaction will then be presented at the formal public hearing. The Planning Commission may take some time to process all the comments before potentially acting on the plan at its April meeting.
- The Steering Committee has also received by email a public plaza concept from one of its members, Steve Roth. This idea may be discussed by the committee at its March 12<sup>th</sup> meeting. The concept affects US 27 frontage on the NKU-owned six acre tract between Nunn and Marshall.

#### **2. Highland Pointe Development**

- Dave Geohegan will be meeting with the "Island" area developer late this week to further refine and guide the design and construction of the rock wall along US 27.

## Summary of Comments Received

### 2013 Draft Highland Heights Comprehensive Plan

Open House, March, 9, 2013

#### Gateway East

1. Zoning— Randall and Marcella Banta, 2308 Alexandria Pike. They would like to see commercial zoning (East Gateway area) extended further north toward Bramble. They are the next home north of the proposed East Gateway boundary.
2. Donald Childers – extend Gateway East to Bramble Ave., but specify development to be small professional office only, with multi-family focused on the areas near i-471.
3. David Dalton and Lisa McCord – Commercial/Business is proposed too close to the Bramble Ave. residential area. Frontage on US 27 needs to be professional. Use the existing wooded swale to the south as a natural divider/buffer, protect Bramble Ave. from commercial congestion, keep it safe, the proposed Gateway East splits existing residential properties on the south side of Bramble Ave., multi-family does not make sense next to the established single-family areas, better define the type and location of multi-family.

#### Gateway West

1. Proposed Sunset Extension – Wayne Kramer/Rick Carr/Hutch Johnson consider a curve in the roadway to approximate the existing alignment in order to preserve development potential of property at that location. Also consider extending the proposed Gateway West area southward to at least include the existing Sunset Dr. right-of-way.

#### Transportation

2. More parks, bike paths, and sidewalks.
3. Urban style development and walkability – Ron Sperry – keep providing more walkable commercial uses, but also keep the established single family areas.
4. KYTC needs to look at modifying the left turn signalization from I-471 to US 27 – evaluate a flashing yellow arrow.
5. Crosswalk with flashing lights or similar is needed at Skyline Restaurant on Martha Layne Collins.
6. Pedestrian Crossings – Joseph Riley – more and better crossings needed at US 27 intersections with I-471 and Martha Layne Collins. A tunnel would be less intrusive to the landscape than would a bridge.

#### NKU

1. NKU acquisition plans – Rita Simon and Carol Petroc – Highland Meadows is a condominium development – not shown as a priority acquisition area in the 2009 NKU Master Plan, but is