

**CITY OF HIGHLAND HEIGHTS
PLANNING AND ZONING
MINUTES
SEPTEMBER 8, 2015**

On Tuesday, September 8, 2015 Vice Chairperson John McNabb called the regular Planning and Zoning meeting to order at 7:00pm at 176 Johns Hill Road.

PRESENT: Vice chairperson John McNabb and. Commissioners Harold Blocher, Audrey Koester, Joe Krebs, Chuck Pettit, Gene White. A quorum is present.

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

ABSENT: Chairperson Steve Crawford and City Attorney Franzen. Vice Chair McNabb announced he was notified that they would be absent due to prior commitments.

PRESENTATION OF THE REGULAR PLANNING AND ZONING MEETING CONDUCTED ON JULY 14, 2015: These minutes had been previously e-mailed to the Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER WHITE MOVED TO ACCEPT THE MINUTES OF THE JULY 14, 2015 P&Z MEETING, SECONDED BY COMMISSIONER PETTIT. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; PETTIT, AYE; WHITE, AYE; KOESTER, ABSTAIN; McNABB, ABSTAIN; KREBS. AYE. 4 – AYES; 2 - ABSTENTIONS. MOTION CARRIED.

ANNOUNCEMENT: Vice Chair McNabb announced the August meeting was cancelled due to no business on the agenda.

SCHEDULED GUEST/S. NONE.

STAFF REPORTS:

REPORT FROM CITY PLANNER DAVID GEOHEGAN: Mr. Geohegan reported he is continuing to work on US27 Southbound left turn on to Alexandria Way. He reported there is a determination coming from Frankfort. He will keep the commission updated on this matter.

Mr. Geohegan also reported he is still working on the Wilson and Sunset area.

REPORT FROM ZONING ADMINISTRATOR WHITACRE: A copy of Mr. Whitacre's report was previously submitted to the Chairperson, Commissioners and City Staff. A copy of Mr. Whitacre's report was previously distributed to the P&Z commissioenrs, and a copy thereof is atachad to these minutes.

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Mr. Whitacre addressed the following items

STOCK YARDS BANK SIGN: Mr. Whitacre gave each commissioner a sign packet that addressed the ATM signage. He reported the previous ATM machine had damaged some of the brick when they applied their surround. He reported this design has a large blue pane that is the size of the Key Bank's previous surround.

Mr. Whitacre also explained there is one sign on the building and the Planning and Zoning Commissioners are authorized to issue a second sign when there is more than one street frontage. He stated this property has three streets surrounding the property. He further reported that the sign panel at the ATM is approximately 27 square feet and the maximum allowed sign is approximately 50 square feet.

Mr. Whitacre further reported that it is up to Planning and Zoning to determine that the second sign will not adversely affect the surrounding neighborhood. He reported that the sign is not internally illuminated, and the nearest house is 150 feet away from the bank.

Mr. Whitacre recommended approval of the sign.

ACTION TAKEN: COMMISSIONER BLOCHER MOVED TO APPROVE THE SECOND SIGN BASED ON THE RECOMMENDATION OF MR. WHITACRE SECONDED BY COMMISSIONER PETTIT. DISCUSSION: Chairperson McNabb asked if there are multiple signs. Mr. Whitacre responded they have one sign on the building. He reported they have a monument sign that was used by Key Bank. He stated they are replacing this sign. **ROLL CALL: KREBS, AYE; McNABB, AYE; KOESTER, AYE, WHITE, AYE; PETTIT, AYE, BLOCHER, AYE. MOTION CARRIED.**

ASBURY METHODIST CHURCH – WESLEYAN CENTER. Mr. Whitacre reported that Wesleyan Center is located on Johns Hill Road and wanted to erect a sign last year. He reported that a new ordinance has been adopted and updated. He reported there was a mistake in Section 14.6. He reported at that time there was no sign contained in our ordinance for a Conditional Use in a Residential Zone.

Mr. Whitacre stated we need to correct the ordinance for Section 14.6 from a Class 8 sign to a Class 7 sign. **OUTCOME:** Mr. Whitacre will talk to City attorney Franzen about how to handle the changes.

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INSIGHT KENTUCKY PARTNERS: Mr. Whitacre reported that the new owners want to divide the old Storer Cable property to allow the separate ownership of the two buildings on the property. He stated that the Board of Adjustment granted the side yard variance at the Public Hearing meeting on August 25, 2015.

ACTION TAKEN: COMMISSIONER PETTIT MOVED BASED ON MR. WHITACRE'S RECOMMENDATION, THAT THE PLANNING AND ZONING COMMISSION APPROVE THE NEW DIVISION LINES BETWEEN THE TWO BUILDINGS AND AFFIRM THE ACTION OF THE BOARD OF ADJUSTMENTS AND IN ACCORDANCE WITH THE SURVEY ALLOW THEM TO SEPARATE THE PROPERTY, SECONDED BY KREBS. DISCUSSION: NONE. ROLL CALL: BLOCHER AYE; PETTIT, AYE; WHITE, AYE; KOESTER, AYE; McNABB, AYE; KREBS AYE. 6 - AYES. MOTION CARRIED.

Vice Chairperson McNabb inquired about the Sign Ordinance. He asked if we had an inquiry about signs from the Wesleyan Center but not an application. Mr. Whitacre responded. He said he thinks they turned in an application but their application was based on what was talked about a year and half ago. He stated they were trying to meet the bulletin board sign not the monument sign requirements. He reported this can be done at a future date; but he will work with them to get a better sign.

Commissioner Krebs wanted to be assured this sign mistake was an "In house" error. Mr. Whitacre answered Commissioner Krebs and stated that it was an "In house" error.

Commissioner White asked if the Extension Center got a permit from the City to build their new building. Mr. Whitacre stated they did not go to the City's Planning and Zoning, but they did get a permit from the County. Mr. Whitacre said he does not know why they did not get a permit from the City.

Mr. Geohegan stated it would be nice to have a courtesy map. After a brief discussion, Mr. Whitacre stated that he will check on this matter.

ATTORNEY FRANZEN: NO REPORT.



CITY OF HIGHLAND HEIGHTS
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HOMI OF NORTHERN KENTUCKY UNIVERSITY

November 10, 2015

Mr. Harold Blocher Sr.
62 Linet Avenue
Highland Heights, KY 41076

RE: ZONING VIOLATIONS AT 121 BRAMBLE AVENUE, HIGHLAND HEIGHTS, KY

Dear Mr. Blocher:

Today I went by the property and looked to see the cleanup has been completed. The property looks much better, and a significant amount of material has been removed from the property.

There is still too much being stored outside, and more cleanup needs to be done before the property is in compliance and the enforcement action is terminated. The outside storage of empty plastic containers, unused exercise equipment, yard tools, mowers, sticks for craft projects, unused planter and flower pots, strollers, a plastic sled, concrete blocks/bricks/building supplies and excess furniture is a violation of the Zoning Ordinance. (While each individual item would not necessarily be a violation if only one or two of the items were outside— there is still just too much being stored outside).

Because so much has been accomplished in the last month I am going to delay writing a Citation for the continued violation until November 23rd, 2015. This will provide more than 3 weeks beyond the deadline that was applied in the letter sent on October 6th, 2015. That should provide enough time to clean up the remaining items that are stored outside.

An inspection of the property will be made after November 23rd, and a Citation will be issued if the outside storage continues.

Sincerely,

David Whitacre, PE. PLS.
City Engineer/Zoning Administrator

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COMMENTS FROM COMMISSIONERS: Commissioner Krebs asked about the status of the old school property on Main Avenue. Mr. Whitacre stated they are in the planning phase.

Chairperson McNabb reported there is a bench, behind the 5/3rd sign, that is falling apart. **OUTCOME:** Dave Whitacre will check the bench.

OLD BUSINESS: NONE.

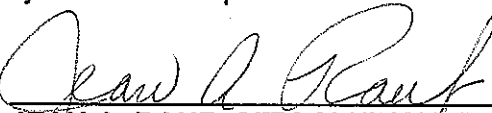
NEW BUSINESS:

CONTINUING EDUCATION: NO REPORT.

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

The meeting adjourned at 7:30pm.

SUBMITTED:

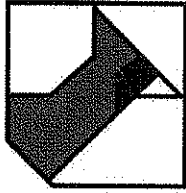


**JEAN A. RAUF, CITY CLERK/TREASURER, CMC,
RECORDING SECRETARY PLANNING & ZONING**

SIGNED:



**JOHN McNABB, VICE CHAIRPERSON
PLANNING & ZONING**



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REPORT TO PLANNING AND ZONING COMMISSION 02-09-16

HIGHLAND VILLAGE STAGE II PLAN

Neighborhood Foundations is requesting approval of the Stage II plans for this project. The plans show that the final design is pretty much in line with what was originally proposed – with the exception of the building footprint growing significantly larger when they actually started finalizing the design of the living units. The proximity of the new buildings and paved areas really hasn't changed significantly – however the amount of grading and restoration has increased significantly as a result. The detention basin had to be moved onto property farther to the south, as there was no room to build it in the location originally shown.

The Stage II plans have all the details on the needed utilities, as well as the Landscape and Restoration plans for the area. The landscaping is done in a way that provides compliance with the LEED requirements as much as practicable.

David Whitacre, PE. PLS.
City Engineer