

**CITY OF HIGHLAND HEIGHTS  
PLANNING AND ZONING  
MINUTES  
FEBRUARY 10, 2015**

On Tuesday, February 10, 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, Charles (Chuck) Pettit, Gene White, Audrey Koester. A quorum is present.

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

**ABSENT:** Chairperson Steve Crawford and Commissioners Joe Krebs and Melody Eifert. These persons had previously notified Mrs. Rauf that they would not be attending the meeting due to prior commitments.

**PRESENTATION OF THE REGULAR PLANNING AND ZONING MEETING CONDUCTED ON JANUARY 13, 2015:** These minutes had been previously e-mailed to the Commissioners and City Staff for review.

**ACTION TAKEN: COMMISSIONER PETTIT MOVED TO ACCEPT THE MINUTES OF THE JANUARY 13, 2015 P&Z MEETING, SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; PETTIT, AYE; WHITE AYE; KOESTER, AYE; McNABB, AYE. 5 - AYES; 0 - NAYS. MOTION CARRIED.**

**ANNOUNCEMENT: NONE.**

**SCHEDULED GUEST/S. NONE.**

**STAFF REPORTS:**

**REPORT FROM CITY PLANNER DAVID GEOHEGAN:** Mr. Geohegan gave a report on the Highland Heights Zoning Ordinance 2015 Update. A copy thereof was previously distributed to the Chairperson and Commissioners. A copy thereof is attached to these minutes. He stated it is now suitable to schedule a Public Hearing on March 10, 2015. Vice Chair McNabb stated this matter will be brought up under New Business.

Mr. Geohegan further announced the following items were discussed with the Kentucky Transportation Cabinet officials that ranged from: Elblaine, Alexandria Way left turn, US Southbound left turn onto Alexandria Way and pavement marking on Alexandria Way; Sunset/Wilson area; Excess Lane near Marshall on southbound US 27 and Johns Hill and US 27 intersection. Mr. Geohegan reported these items are on the Kentucky

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Transportation Cabinet "Wait and See" approach. A copy of this report was previously submitted to the Chairperson, Commissioners and City staff. A copy thereof is attached to these minutes.

**REPORT FROM ZONING ADMINISTRATOR WHITACRE:** A copy of Mr. Whitacre's report was previously submitted to the Chairperson, Commissioners and City Staff. A copy thereof is attached to these minutes.

**BUILDING SIGNAGE FOR BB&T.** Mr. Whitacre introduced Mr. Mark Stottman of Quality Signs. He stated Quality signs have submitted a sign application on behalf of BB&T for new signage at the Bank of Kentucky location. He stated that the Bank of Kentucky is being purchased by BB&T and that BB&T wants to do some re-branding and some re-signage to the existing building.

Mr. Whitacre gave each commissioner a sign packet that addressed the wall mounted signs, the ATM signage and the monument signage. He addressed each numbered page. He stated that pages numbered 2, 3, and 5 shows the type of wall signage that BB&T is requesting. He reported the three signs meet the maximum requirements.

Mr. Whitacre reported the proposed sign on the canopy and the ATM sign as shown on page 6 is additional advertising signage and according to the ordinance this is not permitted. He stated the Planning and Zoning allowed 1 sign for each street frontage and this was for Alexandria Pike, Marshall Avenue and Bluegrass Drive.

Mr. Whitacre stated there are two issues: #1, the number of signs and #2, total square footage of all the signs.

After more considerable discussion about this matter, Chairperson McNabb suggested that Mr. Stottman come back with new plans and have the plans drawn to scale.

Mr. Stottman stated he will get back with the bank and he will make drawings equal to what is already there.

**MONUMENT SIGN:** There was considerable discussion concerning the proposed monument signage. Mr. Stottman stated this signage is BB&T's logo sign.

Mr. Whitacre stated that the BB&T sign as shown on page 1 is not drawn to scale. He also stated the BB&T signs on page 10 and 11 are too large. He stated they could reduce the size of the sign. He also suggested that Mr. Stottman could ask BB&T to use

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the existing monument with the curved top for their signage. Considerable discussion ensued about the size of the sign, and that the sign is not an arched sign like the other signs in this development. **OUTCOME:** Mr. Stottman stated he would talk to BB&T about the arch top and using the existing cabinets.

**SIGNAGE FOR CITY BARBEQUE:** Mr. Whitacre reported that City Barbeque would like to install an Entrance Sign on the north side of their building.

Commissioner Pettit stated he would recommend that the ENTRANCE sign be solid and non-swinging.

Mr. Ethan Denney, General Manager City Barbeque addressed the commission. He stated the sign is directly under their canopy and would be attached to a bracket so that it is non-swinging. A copy of the proposed entrance sign is attached to these minutes as well as a copy of the bracket drawing.

Mr. Whitacre stated the Planning and Zoning Commission does have the authority to approve this sign since it is not an advertising sign but is a directional sign.

**ACTION TAKEN: MEMBER BLOCHER MOVED TO AMEND THE SIGNAGE PLAN SUBMITTED BY CITY BARBEQUE TO INCLUDE THE ENTRANCE SIGN, SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. ROLL CALL: McNABB, AYE; KOESTER, AYE; WHITE, AYE; PETTIT, AYE; BLOCHER, AYE. 5 – AYES. 0- NAYS. MOTION CARRIED.**

**TEMPORARY BANNER SIGN SUBMITTED BY CITY BARBEQUE:** Mr. Whitacre addressed the Temporary Banner Sign submitted by City Barbeque. He submitted a copy of the requested temporary sign. A copy of the signage requested by City Barbeque was submitted to the commissioners, and a copy thereof is attached to these minutes. Mr. Whitacre also read the definition of the Temporary Sign from the City's Official Zoning Ordinance.

There was discussion that this sign appears to be more of advertising the normal operation of the business.

**OUTCOME:** Mr. Whitacre announced he will deny this sign requested by City Barbeque.

**ATTORNEY FRANZEN: NO REPORT.**

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**COMMENTS FROM COMMISSIONERS: NONE.**

**OLD BUSINESS: NONE.**

**NEW BUSINESS: MEMBER WHITE MOVED TO CONDUCT A PUBLIC HEARING ON MARCH 10, 2015 AT 7:00PM TO REVIEW AND DISCUSS THE PROPOSED REVISION TO THE HIGHLAND HEIGHTS ZONING ORDINANCE 2015 UPDATE. SECONDED BY MEMBER KOESTER. DISCUSSION: NONE. ROLL CALL: BLOCHER, AYE; PETTIT, AYE; WHITE, AYE; KOESTER, AYE; McNABB, AYE. 5 AYES - 0 NAYS.**

**CONTINUING EDUCATION: NO REPORT.**

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

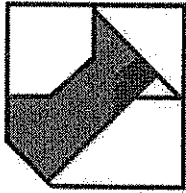
The meeting adjourned at 8:30pm.

SUBMITTED: 

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

SIGNED: 

\_\_\_\_\_  
JOHN McNABB, VICE CHAIRPERSON  
PLANNING & ZONING



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### REPORT TO PLANNING AND ZONING

2-10-15

**SIGNAGE FOR BB&T** – At the last P&Z meeting Quality Signs was asked to revise the plans for the building signage so that the total area of the signage for all 4 sides does not exceed the current signage area. They monument sign proposed was denied, and the P&Z Commission members required that the arched top sign remain as it currently exists.

I have not received any revised plans – however I do expect that Mark Stottman will be in attendance at the P&Z meeting to discuss the signage.

**SIGNAGE FOR STOCK YARD BANK** – The former Key Bank location will become a STOCK YARDS BANK. The monument signage in the stone landscaping walls will basically be an exact replacement of what Key Bank had – but with new wording. If Key Bank had left the sign cabinets in place the new bank could have just replaced the sign panels – however when the cabinets are gone the ordinance requires the applicant to submit for a new approval. (This requirement is necessary to prevent the continuation of signs that were “non-conforming” from being replaced continually....when the sign cabinet needs to be replaced then the new sign must be built in compliance with the Zoning Regulations). The proposed monument signs are 4’ tall and 8’ wide and are 32 square feet in area – the ordinance allows up to 40 square feet. The ordinance allows a single monument sign that is double faced, and also allows the Planning Commission to approve a 2<sup>nd</sup> sign when the site has more than one street frontage. This site has frontage on both Hidden Valley Drive and Elblaine, and the Planning Commission allowed 2 monument signs that are single faced for Key Bank, and I believe it is also appropriate for the Stock Yards Bank.

The Building front wall is approximately 70 feet in length, and they would be allowed a building sign of 35 square feet – they are requesting a sign of 24.5 square feet. The maximum letter size allowed by the ordinance is 32 inches – the proposed sign has letter that are 17”, 15-3/4” & 12”.

**SIGNAGE FOR 5<sup>TH</sup>/3<sup>RD</sup> BANK** – An application for new signage at 5<sup>th</sup>/3<sup>rd</sup> has been submitted. Instead of re-writing my sign reviews in this report, I have attached a copy of the letter that I sent to the applicant (Richard Stroebel, United Maeir Signs. I don't believe the signs contained in the submittal can be approved of the following reasons:

- The proposed monument signs do not comply with the Streetscape Plan for US 27.
- The 12' Pole sign does not comply with the ordinance.
- The site has 2 monument signs along US 27 for the same business. No where else in the City has the Planning Commission approved 2 monument signs for a single business – except for the sign discussed above for Key Bank/Stock Yard Bank which has 2 single faced signs incorporated into the stone landscape walls.

As of 3/6/15 I have not received any response to the letter that was sent.

**ZONING ORDINANCE UPDATE** – David Gohegan's report covers this issue in detail. I have worked to correct the issues that have been problematical in the past, and it will take a few days for us to sort through the proposed changes prior to recommending the City Council adopt the updated ordinance. One item that I believe still needs to be addressed is the confusing issue of Grocery Store.....Fuel Sales....Convenience Stores – and where should the sale of Motor Fuels be allowed? Or is the sale of Motor Fuel something that is allowable in the "Food Store and Supermarket" use?

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