

CITY OF HIGHLAND HEIGHTS
Planning and Zoning
Regular Meeting Minutes
June 8, 2021
Approved: July 13, 2021

Chairperson Crawford called to order the regular meeting of the Planning and Zoning Commission on June 8, 2021, 7:57 p.m. at the Highland Heights City Building, 176 Johns Hill Road.

Roll Call: Commissioner John McNabb, yes; Joe Krebs, yes; Steve Crawford, yes; Audrey Koester, yes; Gene White, yes; John Braun, yes; Chuck Pettit, yes via Zoom.

Commissioners Absent: Commissioner Scott Reincke.

Staff Present: Attorney, Pat Walsh; City Engineer/Zoning Administrator, Dave Whitacre; City Planner, Dave Geohegan; Clerk/Treasurer, Jeanne Pettit.

Planning & Zoning minutes from November 10, 2020: These minutes were previously e-mailed to the Commissioners and City Staff.

- **Action Taken:** Commissioner Krebs made a motion to approve the Planning and Zoning Regular Meeting minutes of November 10, 2020. Seconded by Commissioner White. Discussion: None.
- **Roll Call:** Commissioner Koester, yes; White, yes; Crawford, yes; Braun, abstain; Krebs, yes; Pettit, yes; McNabb, abstain. Chairperson Crawford declared the minutes approved.

Announcements:

- Chairperson Crawford welcomed new Commissioner John Braun and asked him to introduce himself. He is replacing Commissioner Forge who has moved out of the city.

Correspondence: None

Guests: None

Staff Reports

1801-1805 Alexandria Pike – Zone Change

- City Planner – Dave Geohegan
 - Four points listed in the comprehensive plan regarding business development:
 - It is not good to have empty businesses in the city. It is good to generate taxes from businesses to take some of the tax burden off citizens.
 - Businesses need to fit in with, and not negatively impact, residential areas.
 - The Comprehensive Plan allows business to reposition themselves in the market.
 - Traffic counts on US 27 are so small, compared to other commercial districts, that any use would need to be a destination type use.
 - Another possibility – add uses to the Professional Office Zone to include service type uses.

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- City Engineer/Zoning Administrator – Dave Whitacre
 - Mr. Whitacre discussed the four professional office zones within the city.
- Commissioner Comments
 - **Action Taken:** Commissioner White made a motion to table the current application. Seconded by Commissioner McNabb. Discussion: None.
 - **Roll Call:** Commissioner Krebs, yes; McNabb, yes; Koester, yes; White, yes; Braun, yes; Pettit, yes; Crawford, yes. Chairperson Crawford declared the motion passed.
 - **Action Taken:** Commissioner McNabb made a motion to task professional staff to re-evaluate professional office zone uses and come back to the Commission with recommendations to expand the uses in the zone. Seconded by Commissioner Krebs. Discussion: None.
 - **Roll Call:** Commissioner Pettit, yes; Braun, yes; White, yes; Koester, yes; Crawford, yes; McNabb, yes; Krebs, yes. Chairperson Crawford declared the motion passed.

102 Steelman – Pickleball Court

- City Planner – Dave Geohegan
 - Applicant had to go through Board of Adjustment to obtain several dimensional variances. The variances were approved.
- City Engineer/Zoning Administrator – Dave Whitacre
 - Discussed the history of the site and zoning of the site.
 - Reviewed the site plan for the property.
 - Storm water retention and detention need to be provided on the site and added to the plans.
- Applicant Comments
 - Chris Robinson – Project Manager – Letter to commission is attached to these minutes.
- Audience Comments
 - Tom Nestheide, 114 Steelman Ave. Mr. Nestheide lives next door to the site and does not have a problem with the pickleball court.
- Commissioner Comments
 - **Action Taken:** Commissioner White made a motion to approve the Stage 1 plan for the pickleball court. Seconded by Commissioner Koester. Discussion: None.
 - **Roll Call:** Commissioner Krebs, yes; McNabb, yes; Crawford, yes; Koester, yes; White, yes; Braun, yes; Pettit, yes. Chairperson Crawford declared the motion passed.

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- City Engineer/Zoning Administrator – Dave Whitacre
 - Lincoln Avenue – there is a property on which the house was demolished and removed; another house is under abatement; and Lincoln Avenue will probably be paved this year.
 - Main Avenue – Design to improve Main Avenue in front of Highland Village will occur this year. Improvements will occur next year.
 - Smashburger is not renewing their lease. Another business is likely to go in; they want to remove patio area and are requesting a pick-up window in its place.

- Attorney – Pat Walsh – No Report

Old Business

- Development Plan in process for corner of Nunn and US 27:
 - The land leases have been signed between developer and University.
 - The developer is in the process of finalizing uses for development and the location of tenants.
 - The developer will come before Commission with a more developed plan and possible tenants in August or September.
 - Moving the hotel to phase 3 due to the current market.
- Lowes is expanding facility for tool rentals.

New Business: None

Continuing Education

- Five Commissioners have completed their hours and the remaining commissioners are on track to complete their hours.

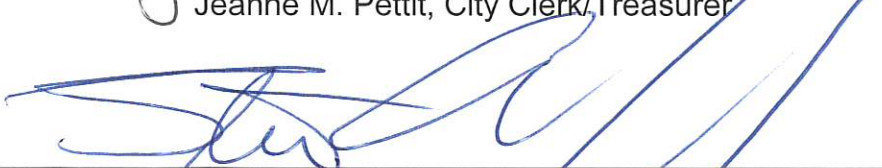
Adjournment

- **Action Taken:** Commissioner White made a motion to adjourn the meeting. Seconded by Commission McNabb. Discussion: None. Ayes: All. Chairperson Crawford declared the motion passed.

Meeting adjourned at approximately 9:02 p.m. on Tuesday, June 8, 2021.

Submitted: 

Jeanne M. Pettit, City Clerk/Treasurer

Signed: 

Steve Crawford, Chair Planning & Zoning Commission