

CITY OF HIGHLAND HEIGHTS
Planning and Zoning Commission
Public Hearing Minutes
June 8, 2021
Approved: July 13, 2021

On Tuesday, June 8, 2021, at 7:00 p.m. Chairperson Steve Crawford called to order the Planning and Zoning Public Hearing at the City Building, 176 Johns Hill Road.

Commissioners Present: Commissioner John Braun, Audrey Koester, Joe Krebs, John McNabb, Steve Crawford, Gene White, Chuck Pettit via Zoom. A quorum was present.

Commissioner Absent: Commissioner Scott Reincke.

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

Announcement

Chairperson Crawford reported the purpose of the Public Hearing was to discuss and hear comments regarding an application for a zone change from Professional Office to General Commercial. This request was submitted by JAE Development Company for the property located at 1801-1805 Alexandria Pike.

Notification Process

Clerk Pettit reported that notification of the Public Hearing was published in the Campbell County Recorder on Thursday, May 27, 2021; the notice and agenda were emailed to the Commissioners, staff, and media organizations requesting notification. A notice and agenda were posted on the front door of the City Building, and on the City's website and Facebook page.

Staff Reports

- City Planner – Dave Geohegan – report is attached to these minutes.
 - Mr. Geohegan discussed items from his report including: buildings located on the site; the building's location in relation to I-275; future land use planned for the site; the topography of the site; entrance and egress from the site; adjacent homes and buffer of trees between the site and the homes; cell tower located on the site; and lighting.

- City Zoning Administrator – Dave Whitacre – report is attached to these minutes.
 - Mr. Whitacre discussed the permitted uses in a general commercial zone.

- City Attorney – Pat Walsh

Audience Comments

- **Applicant:**
 - Mr. Earl Woeste: The building had been for sale several years before Mr. Woeste purchased it in March 2018. One-third of the building is currently leased to Mixed Martial Arts. Mr. Woeste has remodeled 1/3 of the building,

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and the last third is currently leased but will be empty within the next year. There has been no interest in leasing the space by businesses approved for a professional office zone. There has been interest for a dance studio and dog training center. He does not intend to lease to restaurants.

- Mr. Woeste has been fixing up the inside and outside of the building and is asking for some flexibility in permitted uses for the space.

- **Residents:**
 - Ron Webster – 57 Maple Avenue – When site was sold 35 years ago, there was an agreement there would be no restaurants and neighbors want that to continue. His concerns with restaurants and bars are the garbage/grease, odors, etc. The pine tree buffer must be maintained.
 - Duane Prince – 67 Maple – No Food – against zone change if restaurants can't be taken out of General Commercial Zone.

Commissioner Comments

- Can zone be changed with restrictions? Attorney Walsh will need to research this and come back to the commission with an answer.
- If the zone is changed for one property on the site, should the zone be changed for both properties? Would this be in the best interest of the city?

Adjournment:

- Chairperson Crawford closed the public hearing at approximately 7:56 p.m. on Tuesday, June 8, 2021.

Submitted: 

Jeanne M. Pettit, City Clerk/Treasurer

Signed: 

Steve Crawford, Chair Planning & Zoning Commission