

**CITY OF HIGHLAND HEIGHTS**  
**Planning and Zoning**  
**Public Hearing Minutes**  
**July 13, 2021**  
**Approved: August 10, 2021**

On Tuesday July 13, 2021, at 7:00 p.m. Chairperson ProTem John McNabb called to order the Planning and Zoning Public Hearing at the City Building, 176 Johns Hill Road.

**Commissioners Present:** Commissioners Chuck Pettit via Zoom, Gene White, Audrey Koester, John McNabb, John Braun, Scott Reincke. A quorum was present

**Commissioners Absent:** Chairperson Steve Crawford and Commissioner Joe Krebs notified the City they would not be present.

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

**Announcement**

Chairperson ProTem McNabb reported the purpose of the Public Hearing is to discuss and hear comments regarding an application for a zone change from Industrial (I) to Single Family (R-1G). This request was submitted by Shane Collins for the property located at 114 and 118 Main Avenue.

**Notification Process**

Clerk Pettit reported that notification of the Public Hearing was published in the Campbell County Recorder on Thursday, July 1, 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.

**Staff Reports**

- City Planner – Dave Geohegan – reviewed his report which is attached to these minutes.
  
- Zoning Administrator – Dave Whitacre – reviewed his report which is attached to these minutes.
  
- Attorney – Steve Franzen – reviewed the findings necessary to approve, and recommend to city council, the zone change.

**Audience Comments**

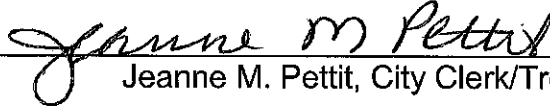
Mr. Shane Collins, requester of the zone change, explained that only cash buyers can purchase homes built in an industrial zone because they are a non-conforming use, therefore, if the home was destroyed/burned down it could not be rebuilt on the lot. Lending institutions will not provide loans to home buyers for these reasons.

**Commissioner Comments:** None

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Chairperson ProTem McNabb reports that action will be taken in the regular meeting immediately following the Public Hearing.

Chairperson ProTem McNabb closed the public hearing at 7:16 p.m. on July 13, 2021.

**Submitted:**   
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Jeanne M. Pettit, City Clerk/Treasurer

**Signed:**   
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John McNabb, Chair ProTem Planning & Zoning Commission