

**CITY OF HIGHLAND HEIGHTS**  
**Planning and Zoning**  
**Public Hearing Minutes**  
**November 15, 2022**  
**Approved: December 13, 2022**

Chairperson Crawford called to order the public hearing of the Planning and Zoning Commission on November 15, 2022, 7:00 p.m. at the Highland Heights City Building, 176 Johns Hill Road.

**Roll Call:** Chairperson Crawford, Commissioner Pettit, yes; Braun, yes; White, yes; Koester, yes; McNabb, yes; Reincke, yes; Krebs, yes. A quorum was present.

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

**Announcements**

Chairperson Crawford reported the purpose of the Public Hearing is to discuss and hear comments regarding a Stage One Concept Development Plan submitted by Thermo Fisher located at 2 Tesseneer Drive.

**Notification Process**

Notice of the public hearing was published in the November 8, 2022 Kentucky Enquirer. The notice, along with an agenda and meeting materials, were emailed to all planning and zoning commissioners. Email notifications and agendas were sent to media organizations, who have requested notification. A notice and the agenda were posted on the door of the City Building. An announcement was posted on the City's Website and Facebook page.

**Scheduled Guests**

Jeremie Theilman, Thermo Fisher; Kevin Hanson, Cardinal Engineering; and Robert Hougard, JH Findorff and Son, a construction company; presenting a Stage One Concept Development Plan for Thermo Fisher.

- Mr. Theilman explained that the company is renovating and expanding the existing facility, adding about 200 jobs to the area. The plan is to demolish 20,000 square feet of the existing building and build a 50,000 square foot addition. Existing operations will continue during construction.
- Mr. Hougard stated the project would take about 24 months and plans are to begin construction in the spring of 2023. They are managing the project and his company will be looking for local trades to do the work, providing additional jobs for our area.
- Mr. Hanson stated the parking lot will be expanded to accommodate additional employees. There are discussions with SD1 to install underground detention to alleviate run-off into the 3-mile creek.

**Staff Reports**

- City Planner – Dave Geohegan
  - Report Presentation
    - Infrastructure and land use are being coordinated which is how development is supposed to work. There is a new roundabout close to Tesseneer Drive and a new street, Norse Boulevard. The realignment of Sunset Drive will serve as an important connector to US 27. The City of Highland Heights is currently entering the design phase of reconstruction of the first part of Sunset Drives

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- The parts of the building to be demolished and the addition were discussed as well as additional parking.
- The location of the site in a business development area which is consistent with the future land use map in the comprehensive plan. Additionally, residential buildings are separated from this site by a stream valley.
- The closeness of Thermo Fisher to NKU provides internships and jobs for NKU graduates and students. It also supports the UPTECH programs NKU offers.
- This project is very consistent with the 2019 comprehensive plan.
- Recommendations:
  - Additional storm water detention be provided on the site for smaller and larger rain events because 3-mile creek cannot handle the additional run-off.
  - May need additional support for Sunset realignment – Thermo Fisher might be asked to provide letters of support.
  - Pedestrian system that would connect Tesseneer Drive with NKU campus – again, letters of support may be requested to help with grants.
- In conclusion, the proposed development is consistent with the comprehensive plan, and consistent with infrastructure improvements in the area.
- City Attorney – Steve Franzen
  - All of the following are required for a motion to accept the Stage One plan:
    - The Stage One Plan is in agreement with the comprehensive plan.
    - The Stage One Plan is in agreement with the objectives of MLU zone
    - The Stage One Plan is in agreement with the infrastructure and character of area.
    - All have been as set forth by Cardinal Engineering testimony, Mr. Geohegan's testimony and Mr. Geohegan's report.


**Audience Comments:** None

**Adjournment**

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

The public hearing closed at 7:31 p.m. on Tuesday, November 15, 2022.

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

**Signed:** \_\_\_\_\_  
  
Steve Crawford, Chairperson, Planning & Zoning Commission