

CITY OF HIGHLAND HEIGHTS
Planning and Zoning Minutes
July 9, 2019
Approved: September 10, 2019

Chairperson Crawford called the regular Planning and Zoning meeting to order on July 9, 2019 at the City Building, 176 Johns Hill Road at 7:00pm.

Roll Call: Commissioner Pettit, Commissioner Forge, Commissioner White, Commissioner Koester, Commissioner Crawford, Commissioner McNabb, Commissioner Reincke, Commissioner Krebs. A quorum was present.

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

Absent: None

Regular Planning & Zoning minutes from June 11, 2019. These minutes were previously e-mailed to the Commissioners and City Staff.

- **Action Taken:** Commissioner Krebs moved to approve the Planning and Zoning minutes of June 11, 2019, seconded by Commissioner Koester. Discussion: None. Roll Call: Krebs, yes; Reincke, yes; McNabb, abstain; Crawford, yes; Koester, yes; White, yes; Forge, yes; Pettit, yes. Chairperson Crawford declared the minutes approved.

Announcements: None

Guests:

- Adam Branscomb – Fairmont Properties and Matt MacRaid from Bialosky
 - Mr. Branscomb stated that work is going on behind the scenes for the Phase II project, focusing on public financing. It is expected that this will be concluded in August. Mr. Branscomb anticipates being back to share a more substantive update in late summer/early fall.
- Chris Mangeot and Scott Sedmak – St. Elizabeth Healthcare
 - Presented a PowerPoint which is attached to these minutes.
 - 100 households in Highland Heights depend on St. Elizabeth.
 - Anticipate signage will be within Highland Heights zoning regulations.

Landscaping Plan – Matt MacRaid

- This is the 3rd iteration and is a collaborative effort between NKU, St. Elizabeth and the City. Plantings will be grasses and trees that will thrive in environment.
- Nunn Drive will have more natural and wooded conifers and deciduous trees along with prairie grasses. A dense buffer of evergreens between Faren Drive and the parking lot will be planted to block light.
- There will be a more manicured lawn with shade trees along Nunn Drive.
- US 27 will have a 3-foot berm with grasses that will grow 18-24 inches high to buffer and mask parking lot.

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- The parking island will have shade trees to help combat the heat island effect.
- Hydrangeas and evergreens will cover equipment in corner of building by Nunn Drive.
- Close to building will have evergreen ground cover along sidewalks
- Site lighting fixtures will point light down and be directed to cover very specific areas into the lot and kept within confines of site. Trees will be used to buffer any light that might escape.
- Exterior signage would be illuminated with low wattage bulbs. Egress corridors and the parking garage will be lit for safety purposes.
- Lower level of the parking garage will be for doctors and staff only, a gate will be at the top of the ramp. Discussing way to safeguard the top portion of the garage.
- Dumpsters will be on the Nunn Drive side of the building and behind closed doors.
- Lighting and traffic management plans will be presented when they are finalized.
- Exterior materials were shared with the commission and staff.

Correspondence: None

Staff Reports:

- City Planner – Dave Geohegan
 - Concerned there is not enough landscaping along the Nunn Drive side of the garage and the base of the building along US 27. He is also concerned about the amount of buffer along Faren Drive.
 - Mr. Geohegan stated that there is a need for some color. Due to the type of landscaping proposed along Nunn Drive and US 27, it will look stark and gray during the winter.
 - Irrigation – will irrigate the lawn and not have bubblers around trees.
- City Engineer and Zoning Administrator – Dave Whitacre – Report is attached to these minutes.
- City Attorney – Steve Franzen - None

Commissioner Comments:

- Rock wall themes should be part of St. Elizabeth site for consistency with the look down US 27.
- A rock wall could conceal switch gear needed for underground utilities.

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- Issues: There is a 6-foot drop to building, a wall would mask the building. Anticipated widening of US 27 and Nunn Drive might require the wall to be removed after it is built.
- Could possibly use a rock wall concept on the Phase II site.
- Economic Impact – don't have information on hand but can present at a later date.

Audience Comments:

- Water is flowing into backyards and not draining. There has been no rain for 15 days and there is still standing water in the backyards. Retention system has not been installed and should help with water once installation is complete.
- Size of the plantings – 3-4 inch caliper trees.

Old Business: None

New Business:

- Sign for Carmack Park on Ridge Hill is missing. Public Works is working on a new sign for the park and will hang it up when it is complete.
- Tablets are being purchased and will be shared between Council and Planning and Zoning. Tablets will be kept at the city building. Instead of a stack of paper at each seat for meetings, a tablet will be there to access all documents at the meeting. All meeting documents will continue to be sent in advance of the meeting via email. The anticipated start date for this is September, 2019.

Continuing Education: A report of completed hours and deadlines by which hours need to be completed was given.


Adjournment:

- **Action Taken:** Commissioner White made a motion to adjourn the meeting. Seconded by Commission McNabb. Ayes: All.

Meeting adjourned at approximately 8:29 p.m. on July 9, 2019.

Submitted: 

Jeanne M. Pettit, City Clerk/Treasurer

Signed: 

Steve Crawford, Planning & Zoning Chair