

**CITY OF HIGHLAND HEIGHTS
PLANNING AND ZONING
MINUTES
MAY 12, 2015**

On May 12, 2015 Chairperson Steve Crawford called the regular Planning and Zoning meeting to order at 7:00pm at 176 Johns Hill Road.

PRESENT: Chairperson Steve Crawford. Commissioners Harold Blocher Joe Krebs, John McNabb, Charles (Chuck) Pettit, Gene White. A quorum was present.

ALSO PRESENT: City Attorney Steve Franzen, City Engineer/Zoning Administrator Dave Whitacre.

ABSENT: Commissioners Eifert and Koester. City Planner Dave Geohegan

PRESENTATION OF THE PLANNING AND ZONING PUBLIC HEARING MEETING CONDUCTED ON APRIL 14, 2015: These minutes had been previously e-mailed to the Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER BLOCHER MOVED TO ACCEPT THE MINUTES OF THE APRIL 14, 2015 PUBLIC HEARING, SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. ROLL CALL: KREBS, AYE, ABSTAIN; McNABB, AYE; CRAWFORD, AYE; WHITE, AYE; PETTIT, AYE; WHITE, AYE. 6 – AYES. 0 - NAYS. MOTION CARRIED.

PRESENTATION OF THE PLANNING AND ZONING REGULARLY SCHEDULED PUBLIC HEARING CONDUCTED ON APRIL 14, 2015. These minutes had been previously e-mailed to the Chairperson, Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER KREBS MOVED TO ACCEPT THE MINUTES OF THE APRIL 14, 2015 REGULAR PLANNING AND ZONING MEETING, SECONDED BY COMMISSIONER PETTIT. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; McNABB, AYE; CRAWFORD, AYE; WHITE, AYE; PETTIT, AYE; BLOCHER, AYE. 6 – AYES; 0 - NAYS. MOTION CARRIED.

ANNOUNCEMENT: Chairperson Crawford reported that Members Koester and Eifert and City Planner Geohegan, previously had reported to Jean Rauf, they would be absent this evening.

SCHEDULED GUEST/S. NONE.

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STAFF REPORTS: Chairperson Crawford announced that Mr. Geohegan had previously submitted at the commissions' request, the most recent version of the Zoning Ordinance to all the commissioners.

ACTION TAKEN: COMMISSIONER PETTIT MOVED TO BRING BACK TO THE TABLE THE DISCUSSIONS FROM THE TWO PUBLIC HEARINGS AND ALL THE RESEARCH WORK THAT HAS BEEN DONE ON THE ZONING ORDINANCE UPDATES FOR CONSIDERATION SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. AYE, ALL. MOTION CARRIED.

At this time Chairperson Crawford asked if the commissioners had any changes to the recently updated zoning ordinance.

Commissioner McNabb stated that on page 7-1. ARTICLE 7 under the caption **ACCESORY BUILDING OR USE CUSTOMARY**, there are five entries that are not in order. After checking the updated Zoning Ordinance it was discovered that the order was previously changed and is now corrected. He also stated on Page 7-14 the word **NURSEY** should be changed to **NURSING**.

Commissioner White announced that he had previously called Mr. Whitacre regarding if Sorority or Fraternity houses are permitted in a residential area. Mr. Whitacre reported that they are not allowed in a Single Family zone. He further stated there is no reference to a Sorority or Fraternity house in any of the City's zones.

Commissioner Pettit stated he would like to thank Mr. Geohegan and Mr. Whitacre for all their work on bringing city's Zoning Ordinance Book into the 21st century. He stated he strongly believes that it is very important that the review of the Zoning Ordinance Book be done every five (5) years when the Comprehensive Plan is written. He said while that may seem to be a bit much to do, it really isn't and it should be quicker to do and be very up to date.

ACTION TAKEN: COMMISSIONER PETTIT MOVED THAT THE PLANNING COMMISSION SEND A RECOMMENDATION TO CITY COUNCIL TO APPROVE THE CHANGE TO THE OFFICIAL ZONING MAP, THAT THE ZONING OF 2555-2557-2559 ALEXANDRIA PIKE, WHICH IS APPROXIMATELY A ONE HALF ACRE PORTION OF THE MIDWEST BOTTLE GAS DISTRIBUTORS, INC., SITE, TO BE CHANGED FROM THE CURRENT ZONING OF RESIDENTIAL THREE (R3) TO GENERAL COMMERCIAL (GC). THIS CHANGE HELPS IMPLEMENT, AND IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE 2012 COMPREHENSIVE PLAN, SECONDED BY COMMISSIONER KREBS. DISCUSSION: NONE. ROLL CALL:

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BLOCHER , AYE; PETTIT, AYE; WHITE, AYE; CRAWFORD, AYE; McNABB, AYE; KREBS, AYE. 6 – AYES, 0 – NAY. MOTION CARRIED.

Commissioner Pettit stated he is making the following motion based on the testimony and information provided regarding the Administrative and Substantive changes to the Highland Heights Zoning Ordinance and map, and these changes can be found listed in the meeting notes of March 10, April 14 and May 12, 2015.

ACTION TAKEN: COMMISSIONER PETTIT MOVED THAT THE PLANNING AND ZONING COMMISSION RECOMMEND AND SEND TO CITY COUNCIL FOR APPROVAL THE ADOPTION OF ALL THE PROPOSED ADMINISTRATIVE AND SUBSTANTIVE UPGRADES, UPDATES, CHANGES AND CORRECTIONS TO OUR OFFICIAL ZONING ORDINANCE BOOK IN ORDER TO KEEP PACE WITH CHANGING DEVELOPMENT TRENDS AND THE CHANGING NEEDS OF THE CITY. THESE CHANGES HAVE OCCURRED IN THE CITY AS DESCRIBED IN THE 2012 COMPREHENSIVE PLAN UPDATE. THE RECOMMENDED CHANGES AND OVERALL ORDINANCE AND MAPS ARE CONSISTENT WITH THE EXISTING AND PLANNED INFRASTRUCTURE IN THE CITY OF HIGHLAND HEIGHTS. IT IS THE OPINION OF THE CITY PLANNER, THE CITY ZONING ADMINISTRATOR AND THE REVIEW COMMITTEE THAT THESE CHANGES IN THE 2015 HIGHLAND HEIGHTS ZONING REGULATIONS AND MAP SATISFY THE REQUIREMENTS OF KRS CHAPTER 100 FOR LAND USE REGULATION, SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; McNABB, AYE; CRAWFORD, AYE; WHITE, AYE, PETTIT, AYE; BLOCHER, AYE. 6 – AYES. 0 - NAY. MOTION CARRIED

Chairperson Crawford complimented and thanked the staff, the committee, and the commissioners for the great amount of work and effort they put forth working on this document.

REPORT FROM ZONING ADMINISTRATOR WHITACRE: FIFTH THIRD BANK SIGNAGE. Mr. Whitacre reported that Fifth Third Bank will be erecting some banners and taking photos for a sign submittal. He stated United Maier Sign will be doing this and they will present the photos to Fifth Third for some possibilities. He also reported that the banners will not be up for very long. He further reported the sign application will be submitted to the Planning and Zoning Commission,

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ATTORNEY FRANZEN: NO REPORT.

COMMENTS FROM THE COMMISSIONERS: NONE.

COMMENTS FROM THE AUDIENCE: NONE.

OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

CONTINUING EDUCATION: NO REPORT.

ADJOURNMENT: There being no further business, **COMMISSIONER BLOCHER
MOVED TO ADJOURN, SECONDED BY COMMISSIONER McNABB.
AYE, ALL. MOTION CARRIED.**

The meeting adjourned at 7:30pm.

SUBMITTED: _____
**JEAN A. RAUF, CITY CLERK TREASURER, CMC,
RECORDING SECRETARY PLANNING & ZONING**

SIGNED: _____
**STEVE CRAWFORD, CHAIRPERSON
PLANNING & ZONING**