

**CITY OF HIGHLAND HEIGHTS
PLANNING AND ZONING
REGULAR MINUTES
AUGUST 13, 2013**

On Tuesday, August 13, 2013 Chairperson Crawford called the regular Planning and Zoning meeting to order at 9:00pm at 176 Johns Hill Road.

PRESENT: Chairperson Crawford, Commissioners: Audrey Koester, Joe Krebs, John McNabb, Chuck Pettit, Melody Eifert and Scott Reincke. A quorum is present.

ALSO PRESENT: City Attorney Franzen and Zoning Administrator Dave Whitacre.

ABSENT: Commissioner Harold Blocher and City Planner David Geohegan.

MINUTES: PRESENTATION OF THE MINUTES OF THE PUBLIC HEARING CONDUCTED ON JUNE 11, 2013. These minutes had been previously submitted to the Commissioners and City Staff for review:

ACTION TAKEN: COMMISSIONER KREBS MOVED TO ACCEPT THE MINUTES OF THE PUBLIC HEARING CONDUCTED ON JUNE 11, 2013, SECONDED BY COMMISSIONER PETTIT. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; EIFERT, ABSTAIN; McNABB, AYE; CRAWFORD, AYE; KOESTER, AYE; REINCKE, AYE; PETTIT, AYE. 6 – AYES; 1- ABSTENTION. CHAIRPERSON CRAWFORD DECLARED THE MOTION PASSED.

PRESENTATION OF THE REGULAR PLANNING AND ZONING MEETING MINUTES CONDUCTED ON JUNE 11, 2013: These minutes had been previously submitted to the Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER REINCKE MOVED TO ACCEPT THE MINUTES OF THE REGULAR MEETING CONDUCTED ON JUNE 11, 2013, SECONDED BY COMMISSIONER McNABB. DISCUSSION: NONE. ROLL CALL: PETTIT, AYE; REINCKE, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE; EIFERT, ABSTAIN; KREBS, AYE. 6 - AYES; 1 - ABSTENTION. CHAIRPERSON CRAWFORD DECLARED THE MOTION CARRIED

SCHEDULED GUEST/S. NONE.

STAFF REPORTS:

REPORT FROM CITY PLANNER DAVID GEOHEGAN: COMPREHENSIVE PLAN 2012: Due to Mr. Geohegan being absent, Chairperson Crawford read Mr. Geohegan's August 13, 2013 report.

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A copy of Mr. Geohegan's report was previously e-mailed to the Commissioners and City Staff, a copy thereof is attached to these minutes.

REPORT FROM ZONING ADMINISTRATOR WHITACRE - SIGN APPLICATION SUBMITTED BY THOMPSON THRIFT DEVELOPMENT FOR HIGHLAND POINTE MONUMENT SIGNAGE: A copy of Mr. Whitiacre's report was previously submitted to the Commissioners and City Staff for review, a copy thereof is attached to these minutes.

ACTION TAKEN: COMMISSIONER McNABB MOVED TO APPROVE THE SIGN APPLICATION SUBMITTED BY THOMPSON THRIFT DEVELOPMENT FOR THE HIGHLAND POINTE MONUMENT SIGNAGE; THOSE ARE THE SAME DIMENSIONS THAT WERE IN THE ORIGINAL SUBMISSION, SECONDED BY COMMISSIONER EIFERT. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; EIFERT, AYE; McNABB, AYE; CRAWFORD, AYE; KOESTER, AYE; REINCKE, AYE; PETTIT, AYE. 7 – AYES. CHAIRPERSON CRAWFORD DELCARED THE MOTION PASSED.

Mr. Whitacre reported there was water seeping out on to the sidewalk. He reported that once the asphalt is put on the parking lot, he thinks this problem will be resolved.

ATTORNEY FRANZEN: Commissioner Pettit stated that since we are getting ready to make changes to the ordinances per the Comprehensive Plan, he asked if there is a section in an area in Highland Heights that is already zoned residential, but according to the Comprehensive Plan the City is looking at businesses in that area. He asked if this body could change the zone, or wait until someone proposes something to go in that zone.

Mr. Franzen responded. He stated that either the Council or the Planning and zoning are authorized to imitate a zone change; and they would go through the same procedure that is required for a zone change.

COMMENTS FROM THE COMMISSIONERS: Commissioner Eifert expressed her frustration with the condition of the property at 126 Ridge Hill. This matter will be brought to the Public Works Director's attention.

COMMENTS FROM THE AUDIENCE: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

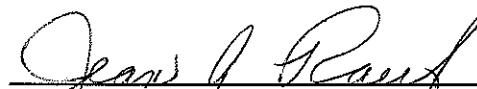
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CONTINUING EDUCATION: No report.

There being no further business, **COMMISSIONER KOESTER MOVED TO ADJOURN, SECONDED BY COMMISSIONER BLOCHER EIFERT. AYE, ALL. MOTION CARRIED.**

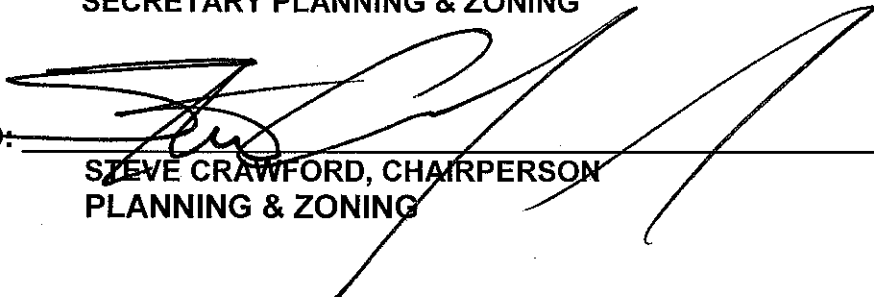
The meeting adjourned at 7:30 PM.

SUBMITTED:



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

SIGNED:



**STEVE CRAWFORD, CHAIRPERSON
PLANNING & ZONING**

Attached: Mr. Dave Whitacre's report dated 8-13-2013

Attached: Mr. David Geohegan's report dated 8-13-2013

City Planner Report

Highland Heights Planning Commission

August 13, 2013

1 . US 27 Intersections and Traffic Flow

- KYTC has performed traffic counts and preliminary intersection analysis for the US 27 intersections at Marshall and Johns Hill. The Marshall intersection showed slightly lower counts than expected, but the Johns Hill intersection was extremely low on traffic counts. For the Marshall intersection, Rick Davis of KYTC has requested some information as to the expected uses and square footage of development that will access that intersection. Staff is providing that to him, and KYTC has indicated that they will make the needed lane marking changes in that area. Mr. Davis recommended that new counts be taken at the Johns Hill intersection about 2 weeks after the start of NKU classes before it can be accurately evaluated.

2. Highland Heights Zoning Ordinance

- At its 8/6/13 meeting, the city council authorized the examination and update of the Highland Heights Zoning Regulations that dates originally from 1983. This will involve a look at the ordinance in terms of sections that are out of date or don't work properly, as well as examining the features recommended by the adopted 2012 Highland Heights Comprehensive Plan. The Development Committee of the city council is actively pursuing implementation of the Comp Plan recommendations contained in Chapter 5, Action Plan. Staff intends to present a scope and outline of the zoning update process at the September City Council and P & Z meetings.