

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

On July 13, 2021, at approximately 7:20 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 a request to consider additional office-related, service, and/or commercial uses within the Professional Office (PO) zone. This includes permitted uses, accessory uses, conditional uses, area and height regulations and other developmental controls within the PO zone.

**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.
  
- City Zoning Administrator – Dave Whitacre – reviewed his report which is attached to these minutes.
  - Recommended moving Medical/Dental laboratory into a permitted use. Currently listed as an accessory use.
  - Mr. Whitacre questioned allowing a *single-family dwelling unit, provided the building is designed for such a use* as an accessory use.
  
- City Attorney – Steve Franzen – may want to consider additional retail such as a fish store.

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**Audience Comments**

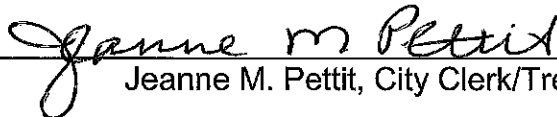
- Ron Webster, 57 Maple Avenue – List of uses is within reason and the types of businesses listed close at a decent hour. Mr. Webster was concerned about dry cleaning, but it will be drop off and pick up only, there will be no processing on site.


**Commissioner Comments**

- May want to further define dry cleaning business uses.
- Not comfortable with pet stores.

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 7:55 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