

**CITY OF HIGHLAND HEIGHTS
PLANNING AND ZONING
MINUTES OF OCTOBER 9, 2018**

Commissioner Gene White called the regular Planning and Zoning meeting to order at 176 Johns Hill Road,

ROLL CALL: Commissioner Gene White, Commissioner Chuck Pettit, Commissioner Audrey Koester, Commissioner Scott Reincke and Commissioner Joe Krebs. A quorum is present.

ALSO PRESENT: City Planner Dave Geohegan, City Engineer/Zoning Administrator Dave Whitacre, Jean A. Rauf, City Clerk/Treasurer and City Attorney Steve Franzen.

ABSENT: Chairperson Steve Crawford, Commissioner John McNabb, and Commissioner Mike Forge.

PRESENTATION OF THE PLANNING & ZONING PUBLIC HEARING MINUTES OF SEPTEMBER 11, 2018. These minutes had been previously emailed to the Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER KREBS MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 11, 2018 PLANNING & ZONING PUBLIC HEARING MEETING, SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. ROLL CALL: PETTIT, ABSTAIN, KOESTER, ABSTAIN; WHITE, AYE; REINCKE, ABSTAIN; KREBS, AYE. 2- AYES; 3- ABSTENTION. COMMISSIONER WHITE DECLARED THE MOTION CARRIED.

PRESENTATION OF THE REGULAR PLANNING AND ZONING MEETING CONDUCTED ON SEPTEMBER 11, 2018: These minutes had been previously emailed to the Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER KREBS MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 11, 2018 PLANNING & ZONING MEETING, SECONDED BY COMMISSIONER WHITE. DISCUSSION: NONE. ROLL CALL: KREBS, AYE; REINCKE, ABSTAIN; WHITE, AYE; KOESTER, ABSTAIN; PETTIT, ABSTAIN. 2- AYES. 3- ABSTAIN. COMMISSIONER WHITE DECLARED THE MOTION CARRIED.

ANNOUNCEMENT: Commissioner White reported Chairperson Crawford would like to table the review of the draft of the Revised City's Subdivision Regulations until the next meeting.

GUESTS: Commissioner White announced that notices were sent to Faren Drive area property owners and also to Harriet Ave. announcing that Adam Branscomb, Fairmount Properties will give an update on the development.

Adam Branscomb gave a presentation to update the Phase One Site Plan. He reported the demolition portion of Phase One has begun, the State TIR preliminary plans have been approved and the Ground Breaking has been planned for October 18th at the BB&T arena.

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Mr. Branscomb also reported on the following: Discussions for the A-1 phase for the hotel and retail shops have begun; discussions have begun with Duke Energy to place the utilities underground; the lane design from Marshall to Johns Hill Road; the wind screens have been placed around the site with the NKU designs. Mr. Branscomb reported the wind screens are used to notify visitors about the campus after the concrete sign has been taken down.

Mr. Branscomb also showed the landscaping plan planting conifer trees around the garage by Faren Drive. Mr. Branscomb then introduced Mark Nolt, the Transportation Engineer doing the traffic study.

Mr. Nolt explained the traffic study in coordination with the City and KYTC. He explained the analysis for the traffic on the corridor for US 27 and Alexandria Pike is not to fix it but to mitigate it. He explained the background traffic growth, traffic analysis and the distribution of trips onto the roadway.

Mr. Nolt discussed the primary findings as high volume on US 27 and a long cycle of light length at the intersection. He described the 3 way stop sign on Faren/Wilson, a right turn in on Nunn Drive and a right turn out and there will be a do not block sign on Sunset and Wilson. There will be a third lane added between Marshall and Johns Hill for a thru right turn.

In closing Mr. Branscomb said from the beginning the traffic was very important, so working together is a must. There will be more studies and discussion done.

COMMENTS FROM THE COMMISSIONERS:

Commissioner White asked if NKU talked to them about using the parking lot. Mr. Branscomb said not at this time.

Commissioner Krebs asked about the turn in lane, Mr. Branscomb explained the landscaping plans were an older version of the plans.

Commissioner Koester asked about the right turn onto Nunn and the right turn exit; can people use the roundabout to come back out. Mr. Branscomb explained they may do that. Mrs. Koester asked about the landscape would the trees hide the concrete from the garage. Mr. Branscomb explained they would be decent size trees, but they would not hide everything.

COMMENTS FROM THE AUDIENCE: Deborah Ball asked if the light poles are going to be shielded. Mr. Branscomb will check on the specification for the poles. She also asked about Peggy Smith's house not being on the plans. Mr. Branscomb explained they are not going to buy any additional property.

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STAFF REPORTS:

CITY PLANNER: DAVE GEOHEGAN - Mr. Geohegan presented the Commission with some examples of planned development in the future for the City.

CITY ENGINEER/ZONING ADMINISTRATOR – DAVE WHITACRE – Mr. Whitacre reported that United Maier Signs, Inc. submitted a sign for 14 Tesseneer Drive it will replace the General Cable sign. Mr. Whitacre recommends the approval.

ACTION TAKEN: COMMISSIONER MCNABB MADE A MOTION TO APPROVE THE APPLICATION BASED ON THE RECOMMENDATION OF PLANNING/ZONING ADMINISTRATOR DAVE WHITACRE, SECONDED BY COMMISSIONER KOESTER. DISCUSSION: NONE. 5 - AYES; 0 - NAYS. COMMISSIONER WHITE DECLARED THE MOTION PASSED UNANIMOUSLY.

ATTORNEY STEVE FRANZEN: No Report.

COMMENTS FROM THE AUDIENCE: None.

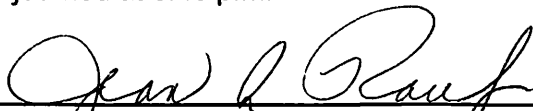
OLD BUSINESS: None.

NEW BUSINESS: None.

CONTINUING EDUCATION:

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

The meeting adjourned at 8:40 p.m.

SUBMITTED: 

JEAN A. RAUF, RECORDING SECRETARY

SIGNED: 

COMMISSIONER GENE WHITE, PLANNING & ZONING

SIGN PERMIT APPLICATION

DATE OF APPLICATION: 09/24/18
 APPLICANT: United-Maier Signs, Inc (on behalf of Prysman Group)
 ADDRESS: 1030 Straight St Cincinnati, OH 45214
 PHONE# (513) 681-6600 FAX# (513) 681-0818
 LOCATION OF SIGN: Front Elevation/Building @ 4 Tesseneer Highland Heights, OH 41096

TYPE OF SIGN(S) (CHECK ONE OR MORE):

FLAT (SINGLE-FACED)

INDIVIDUAL LETTERS ONLY
SINGLE-FACED ONLY

GROUND

POLE

WINDOW

PROJECTING

SIZE OF SIGN 4'0" x 21'6 1/8" TOTAL SQUARE FEET

HEIGHT (IF APPLICABLE) N/A

TYPE OF ILLUMINATION (IF PERMITTED BY ORDINANCE) Internally Illuminated Reverse Lit Channel Letters with white LED.

PLAT OF THE LOT MUST BE SUBMITTED TO INDICATE THE LOCATION OF THE SIGN ON THE PROPERTY.

APPLICANT'S SIGNATURE Leandra Carlfeldt DATE 09/24/18
(Leandra Carlfeldt)
 PAGE 1 OF 2

TO BE FILLED OUT BY ZONING ADMINISTRATOR

ZONING OF THE LOT IN QUESTION _____

CLASS (ES) OF REQUESTED SIGN:

Please circle class sign requested

CLASS 1

CLASS 2

CLASS 3

CLASS 4

CLASS 5

CLASS 6

CLASS 7

CLASS 8

CLASS 9

CLASS 10

FEE: _____ DATE FEE RECEIVED: _____

NOTES & CORRECTIONS

SIGNATURE OF ADMINISTRATIVE OFFICIAL _____

DATE: _____



**United Maier
Signs, Inc.**
1030 STRAIGHT ST
CINCINNATI, OHIO 45214
PH. (513) 681-6600

HUNTINGTON
13-1542/420

26482

09/25/2018

\$ *****60.00

DOLLARS

Security features. Details on back.

CITY OF HIGHLAND HEIGHTS
176 JOHNS HILL ROAD
HIGHLAND HEIGHTS, KY 41076

MEMO

AUTHORIZED SIGNATURE

⑈00026482⑈ ⑈042015422⑈ 01851318878⑈

UNITED MAIER SIGNS, INC.

Memo:

INVOICE	DATE	AMOUNT	DISCOUNT	PAYMENT	INVOICE
-18	09/25/18	60.00	0.00	60.00	

CITYHIGH	CITY OF HIGHLAND HEIGHTS	DATE	AMOUNT	DISCOUNT	PAYMENT
Acct #:	Bank: Hunt	09/25/2018	26482		

TOTALS: 60.00 0.00 60.00

RECEIVED

SEP 25 2018



CITY OF HIGHLAND HEIGHTS, KY

CITY OF HIGHLAND HEIGHTS – PLANNING COMMISSON
CITY ENGINEER/ZONING ADMINISTRATOR REPORT
OCTOBER 9, 2018

4 TESSENEER DRIVE – General Cable was purchased by a company named Prysmian Group, and they have submitted an application for the new signage.

The new signage is nearly identical in overall size to existing signage (same height and slightly less width). The Zoning Ordinance allows 1 square foot of signage for each lineal foot of building wall, and restricts the letter height to 40".....however the ordinance also allows the Planning Commission to approve letters that are larger for "business signs" and shall be governed by an appropriate size and scale for the building, and this building is one of the largest in the city. The sign area at 125 square feet is significantly less than the maximum 200 square feet that would be allowable.

SUBDIVISION REGULATION REVIEW – I have not been able to go through the entire document page by page and/or word for word – it is a comprehensive document! I have looked at the most of Articles 1 through 4, some of article 10. I do have some concerns about the deadlines that have been stated in the text – some of the deadlines are pretty restrictive for the small staff that Highland Heights employs and a Planning Commission that meets only once a month.

Dave Whitacre, PE

**CITY OF HIGHLAND HEIGHTS
PLANNING AND ZONING
AGENDA
OCTOBER 9, 2018**

Chairperson Crawford calls the regular P&Z meeting on October 9, 2018 to order at the City Building, 176 Johns Hill Road at 7:00pm.

ROLL CALL:

ABSENT:

PRESENTATION OF THE PLANNING & ZONING PUBLIC HEARING MINUTES OF SEPTEMBER 11, 2018. These minutes were previously e-mailed to the Commissioners and City Staff. **ACTION IS REQUESTED.**

PRESENTATION OF THE PLANNING & ZONING REGULAR MEETING OF SEPTEMBER 11, 2018. These minutes were previously e-mailed to the Commissioners and City Staff. **ACTION IS REQUESTED.**

MOTION TO TAKE FROM THE TABLE - ACTION ON THE REVISED CITY'S SUBDIVISION REGULATIONS.

GUESTS:

ANNOUNCEMENT: Chairperson Crawford announces that Adam Branscomb, Fairmount Properties, is present at this meeting. On September 28, 2018, Notices were sent to Faren Drive Area Property Owners and also to Harriet Avenue announcing that Mr. Branscomb would be at this meeting to give an update on the development.

CORRESPONDENCE:

STAFF REPORTS:

- **CITY PLANNER – DAVE GEOHEGAN – REVISED CITY'S SUBDIVISION REGULATIONS.**
- **CITY ENGINEER/ZONING ADMINISTRATOR – DAVE WHITACRE - SIGN PERMIT SUBMITTED BY UNITED MAIER SIGNS, INC. FOR 4 TESSENEER DRIVE.**
- **CITY ATTORNEY – STEVE FRANZEN**

COMMENTS FROM THE COMMISSIONERS:

COMMENTS FROM THE AUDIENCE:

**AGENDA
P&Z REGULAR MEETING
OCTOBER 9, 2018**

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OLD BUSINESS:

NEW BUSINESS:

CONTINUING EDUCATION:

ADJOURNMENT:

ACCESSIBILITY NOTICE

The City of Highland Heights does not discriminate on the basis of race, color, national origin, sex, religion or disability and provides, upon request, a reasonable accommodation, including auxiliary aids and services, to afford an individual with a disability an equal opportunity to participate in all services programs and activities.

Any person requiring special needs assistance to access City services, programs or activities should contact City Clerk/Treasurer Jean Rauf at 859-441-8575 at least five days prior to the hearing. The TDD number for the hearing impaired is 1-800-648-6057

**AGENDA
REGULAR P&Z MEETING
OCTOBER 9, 2018**