

**CITY OF HIGHLAND HEIGHTS
PLANNING AND ZONING
MINUTES OF FEBRUARY 13, 2018**

On Tuesday, February 13, 2018 Chairperson Steve Crawford called the regular Planning and Zoning meeting to order at 7:00 p.m. at 176 Johns Hill Road.

PRESENT: Chairperson Steve Crawford, Commissioners: Chuck Pettit, Joe Krebs, John McNabb, Audrey Koester, Gene White and Scott Reincke. 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: Commissioner Harold Blocher.

PRESENTATION OF THE REGULAR PLANNING AND ZONING MEETING CONDUCTED ON JANUARY 9, 2018: These minutes had been previously emailed to the Commissioners and City Staff for review.

ACTION TAKEN: COMMISSIONER WHITE MOVED TO APPROVE THE MINUTES OF THE JANUARY 9, 2018 PLANNING & ZONING MEETING, SECONDED BY COMMISSIONER KREBS. DISCUSSION: NONE. ROLL CALL: PETTIT, AYE; WHITE, AYE; KOESTER, AYE; CHAIRPERSON CRAWFORD, AYE; MCNABB, AYE; REINCKE, AYE; KREBS, AYE. 7-AYES. CHAIRPERSON CRAWFORD DECLARED THE MOTION CARRIED.

ANNOUNCEMENT: Chairperson Crawford announced Adam Branscomb; Fairmount Properties would be giving a presentation on the NKU development. Mr. Crawford reported that a letter was sent to the owners of record on Faren Drive and to the residents on Marshall Lane informing them of the presentation at the February 13, 2018 Planning & Zoning Meeting. He stated the request was by some of the residents at the January 16, 2018 Council Meeting that the residents be notified when the project would be discussed in any detail at a public meeting. He also reported February 13, 2018 is not a public hearing but an informational presentation to the commission. Mr. Crawford asked that anyone from the audience that wanted to speak come to the podium and introduce themselves.

Adam Branscomb, Fairmount Properties, introduced himself and reported what Fairmount Properties does and what they represent. He gave a vision which has already been shaped and a plan overview explaining the community benefits and how the development will grow revenue and the time line for the development. He reported this is a process of taking the vision and incorporating input into a better plan and coming back for review.

Mr. Branscomb introduced Aaron Hill, Project Architect with the Polaski Firm. Mr. Hill explained the goal is to have a strong connection between NKU and the City. He reported the presence up front is a strong gateway in the Community and Campus

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Mr. Hill explained the importance of the parking area buffered with landscaping and the traffic flow. Mr. Hill stated that a traffic study will begin next week with the details later when traffic study is complete

In conclusion Mr. Branscomb talked about the quality of life with restaurants, shopping, a medical facility and economic development for the tax base.

Chairman Crawford asked the Commissioners and Staff if they had any questions or concerns.

COMMENTS FROM THE COMMISSIONERS: The questions from the commissioners ranged from.....the concerns of underground utilities budgeting, storm water retention, when the plans will be available, traffic study to.....if they would come back with plans for input from the Commission. Mr. Branscomb and Mr. Hill addressed all concerns from the Commission and Staff. Mr. Branscomb stated City Planner Dave Geohegan's input would be greatly appreciated.

Chairman Crawford suggested that Mr. Branscomb and Mr. Hill continue to attend meetings with updates and the progress of the project. Mr. Crawford then asked for comments from the audience.

COMMENTS FROM THE AUDIENCE: Mr. Bill Heck stated that the first house on Faren Drive belongs to his parents. He asked what is going to be between the house and the parking garage. Mr. Branscomb and Mr. Hill explained that this is an informational meeting and they have several plans to review and consider, but it would be landscaped. He reported that the final plan is not complete. He reported that fill will be brought in to level the ground by the garage. It was suggested they discuss a retention pond with SD1 for water runoff.

Mr. John Ramler, 84 Faren Drive said he is asking a question for Peggy Martz. He said Peggy wanted to know if they were taking her house for traffic purposes or what are the plans for the subdivision. Mr. Branscomb stated that once the traffic study is complete they will address this question. He also stated they are not authorized to purchase anymore property. He said they are to develop NKU property only.

Mr. Ramler inquired about the financing of the project and who is paying for this. Mr. Branscomb explained that it is a private entity and explained the TIF process.

Mr. Ramler asked if they could get a group together from Faren Drive to vote on landscaping issues during the project process. Mr. Crawford explained there will be no vote but they may continue to attend the meetings for updates and reviews. He further explained that the developers want their feed-back and want to work with the residents.

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City Attorney Franzen responded to Mr. Ramler and informed him that they all can come to the meetings, they can create a committee. He stated that the elected officials are representing them by interacting with the developers on a regular basis and their input will be heard. Mr. Branscomb gave Mr. Ramler his business card and asked him to contact him with any questions or concerns.

Commissioner McNabb asked Mr. Whitacre who owns dead end driveway by the old florist building? Mr. Whitacre reported it is a dedicated right of way owned by the City. Mr. McNabb asked about a curb cut into that area to relieve the access to Faren Drive. Mr. Whitacre said they could check with the State, but he didn't think it would be accepted as it is too close to the other intersection.

Commissioner Pettit asked Mr. Whitacre if this is a bad time or good time for the State to come in and straighten out US 27. Mr. Whitacre reported he thought all of that was included in this project and traffic study.

Mr. Ken Krebs, Marshall Lane. Mr. Krebs asked how many accesses would there be for Marshall Lane. Mr. Krebs stated that he was told there would be two accesses off of Marshall for the parking garage. Mr. Geohegan stated that the area on Marshall is in the larger vision for the Comprehensive Plan to be an urban town center down the road. Mr. Krebs stated the proposed parking garage would be across from his house and it would be developed by 2020. Mr. Branscomb said that was correct.

Commissioner McNabb asked about the access drive to the garage and where it was in regard to Bluegrass Drive and did it line up with Bluegrass Drive? Mr. Hill said the first driveway will align with Bluegrass Drive.

STAFF REPORTS:

CITY ENGINEER/ZONING ADMINISTRATOR - DAVE WHITACRE: Mr. Whitacre reported that the residents at 1971 Alexandria Pike would like to split the lots on Alexandria Pike and Rose Avenue. Mr. Whitacre stated that he recommends the approval of the lot division/consolidation as it meets all the criteria for the zone.

ACTION TAKEN: COMMISSIONER WHITE MOVED TO APPROVE THE LOT/DIVISION BASED ON THE RECOMMENDATION OF THE CITY ENGINEER/ZONING ADMINISTRATOR DAVE WHITACRE, SECONDED BY COMMISSIONER KOESTER. DISCUSSION: NONE.

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ROLL CALL VOTE: PETTIT, AYE; WHITE, AYE; KOESTER, AYE; CRAWFORD, AYE; McNABB, AYE; REINCKE, AYE; KREBS, AYE. 7 - AYES. CHAIRMAN CRAWFORD DECLARED THE MOTION CARRIED.

CITY PLANNER – DAVE GEOHEGAN: No report.

ATTORNEY STEVE FRANZEN: Mr. Franzen reported that at the last Planning and Zoning meeting that Planning and Zoning suggested that it be brought to Council to rezone the five houses on Faren Drive to MLU. Mr. Franzen asked if the people on Faren would be interested in rezoning the whole area MLU. After considerable discussion Chairman Crawford and the Commission agreed they will table this issue until further review.

COMMENTS FROM THE AUDIENCE: None

OLD BUSINESS: None

NEW BUSINESS: Chairperson Crawford reported that Harold Blocher submitted his resignation as Commissioner on Planning & Zoning. He stated they will recognize Mr. Blocher at a future meeting.

CONTINUING EDUCATION: The previous Continuing Education scheduled for February 7th was canceled due to inclement weather.

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

The meeting adjourned at 8:30 p.m.

SUBMITTED:



JEAN A. RAUF, RECORDING SECRETARY

SIGNED:



STEVE CRAWFORD, CHAIRPERSON PLANNING & ZONING

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CITY ENGINEER/ZONING ADMINISTRATOR REPORT

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LOT DIVISION/CONSOLIDATION PLAT

Eric and Glada Neisz own the large house at 1971 Alexandria Pike that was damaged by a fire. They are going to sell the house, and then build a new house on the property then own using the frontage they have on Rose Avenue.

The property is zoned R-1EF, and the following is applicable:

ZONING REQUIREMENTS	ALEXANDRIA PARCEL	ROSE PARCEL
7,500 SQ. FT. MIN AREA	29,429	70,606
50' MINIMUM LOT WIDTH	174'	178'
20' MINIMUM FRONT YARD	50'	-----
8' MINIMUM SIDE YARD	50'	-----
25' MINIMUM REAR YARD	142'	-----

Both of the proposed lots meet or exceed the requirements for area, width and setbacks. The newly created lot has access to sewer behind the house and all other utilities from the Rose Avenue ROW. The existing shed on the Rose Avenue parcel will be razed for the new house to make room for the new house to be built on that lot, the existing fire damaged house will be repaired or razed to make room for a new house.

I recommend approval of lot division/consolidation – with the condition that the existing shed be removed from the new lot within 12 months, and that action be taken to begin repair of the fire damaged house within 90 days.

Dave Whitacre, PE