

CITY OF HIGHLAND HEIGHTS
Planning & Zoning
Public Hearing & Regular Meeting Minutes
February 10, 2026
Approved: March 10, 2026

On Tuesday, February 10, 2026 at 7:00 p.m. Chairperson Pro-Tem McNabb called the Planning and Zoning Commission meeting to order at 176 Johns Hill Road.

Roll Call: Chairperson Pro-Tem John McNabb. Commissioners Joe Krebs, Scott Reincke, Audrey Koester, Gene White, Christie Fillhardt. A quorum was present.

Commissioner Absent: Chairperson Steve Crawford.

Staff Present: Zoning Administrator, Kirk Hunter; City Planner, Dave Geohegan; City Clerk/Treasurer, Jeanne Pettit; Attorney, Michelle Eviston.

Public Hearing

Announcement: Chairperson Pro-Tem McNabb reported the purpose of the public hearing is to discuss and hear comments on the proposed zone map amendment at Sunset Drive and University Drive from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone.

Notification: Notification of the Public Hearing was published in the LINKnky on January 16, 2026 and January 20, 2026. Notification letters of the proposed zone change were sent to adjoining property owners on January 16, 2026, and a sign was placed on the site.

Zoning Administrator – Kirk Hunter – report is attached to these minutes.

- Mr. Hunter reviewed his portion of the staff report as it relates to zoning. Mr. Kremer has requested that the northern portion of Scherrer Road not be vacated.

City Planner – Dave Geohegan – report is attached to these minutes.

- Mr. Geohegan reviewed his portion of the staff report as it relates to the comprehensive plan.

Attorney – Michelle Eviston – report is attached to these minutes.

- Ms. Eviston reviewed her portion of the staff report as it relates to the annexation of property. She also stated that city council has approved the annexation of property in the proposed area of the zone change, but it is contingent on the zone change.

Commissioner Comments

- Commissioner McNabb: How much of the property is zoned Institutional and how much is zoned R-1E? About 90% Institutional and 10% R-1E. Mr. Kremer's property is all within the Institutional zone.
- Commissioner McNabb: Asked Mr. Kremer if he is aware of the high voltage transmission tower line that goes through the property. Discussed the inability to change the grade and build structures in the easement. Additionally, there are challenges of storm water retention. Mr. Kremer stated he is aware.
- Commissioner White: Asked Mr. Kremer what he will do if he finds it is cost prohibitive to build; building on a 20% grade is really difficult. Mr. Kremer's attorney, Mr. Johnson, stated they will cross that bridge when they come to it, but they have looked into building on the site and it is possible.
- The density of an Institutional Zone is the same as the density of an R-3 zone.

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Public Comments

- Theodore Wanstrath, 269 Sunset Drive
 - Property owners were sent a black and white map. They did not know what to look at when staff discussed blue and yellow areas on the map.
 - Asked the difference between R-1 and R-3 zone. R-1 is single family dwelling, R-3 is multi-family dwelling. R-3 is based on lot size. Each of the first 4 units require a 12500 sq ft lot. Each additional unit requires a 12000 sq ft lot.
- Bev and Matt Haigis on behalf of Luther and Betty Williams
 - Vacating the paper streets will land lock two properties, denying access to the property owned by the Schoulthies and NKUF.
 - Mr. Johnson: Mr. Schoulthies has been deceased for a long time, taxes have not been paid on the property and will likely be foreclosed upon. They have been in discussions with NKUF to purchase their lots.
 - Mr. Geohegan: Generally, when a right away is vacated, half of the property is deeded to each property owner on either side of the right of way.
 - Asked if a survey has been done. A survey has not been done.
 - Stated that, generally, only one car can get through when cars are parked on the street. The road is under developed now.
 - Mr. Geohegan: Sunset is about 22 feet wide. If Sunset is reconstructed, it will probably be 24 feet wide, completely reconstructed with curbs, gutters, sidewalks, and no parking on the street. Generally, street projects don't happen until they are needed.
 - The intersection at I-471 and Sunset is already overloaded.
 - The city has a grant to reconstruct the east end of Sunset Drive near US 27.
 - Mr. Haigis believes that I-471 from 3-mile should have access in both directions. Currently, there is entrance for west bound traffic and an exit for east bound traffic.
 - Mr. Geohegan: There have been some discussions of an exit ramp from the west but it hasn't gone beyond preliminary ideas. He thinks if the Pooles Creek connector is built, the state and federal government will see what happens before addressing additional access to I-275 from Three Mile Road. The Pooles Creek connector provides a parallel route to I-275, allowing travel between cities.
 - Asked why the presentation was not projected on the big screen, it would be helpful and cause less confusion.
- Bob McSorley, 252 Sunset
 - Asked how many people will live in the proposed development. Mr. McSorley guessed about 200. Since the plan is for people 55 and over to live there, many are still working and will be driving. Concerns of increased traffic and decreased property values.
 - Believes the neighborhood has deteriorated since NKU has acquired houses. Renters don't maintain landscaping and NKU seems underfunded to do more than basic maintenance for the properties.

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- Sunset Drive doesn't have sidewalks, speed humps, and does not have proper storm water drainage.
- The new development in Wilder will likely bring more traffic on Sunset. Sunset can't handle more traffic and on street parking makes it narrower.
- He feels like Sunset has been a forgotten street for many years.
- Richard Johnson, represents Mr. Wayne Kremer
 - Stated there have been great recommendations from planning professionals.
 - If not this zoning, then what zoning for this property – would it go back to dorms?
 - Some people living in the proposed development may be over 65 who may not be working, driving as much, and won't have children.
 - For a city that's flourishing and growing, it needs proper development. It is an odd piece of property, but it is developable with multifamily units. Single family homes are not possible on the site.
 - Mr. McSorley asked Mr. Johnson how similar this development will be to Highland Terrace. Mr. Johnson responded that he didn't know, they would need to talk to contractors and developers.
- Mr. Wayne Kremer
 - The intent is to build senior housing on the site.
 - Mr. Kremer was asked what he will do with the property if he cannot build on the site. Mr. Kremer responded that he has looked into building on the site and it is possible to build on it.

There were no further questions from the citizens nor additional discussion from the commissioners. Chair Pro-Tem McNabb closed Public Hearing to further discussion and transitioned into the regular meeting.

Regular Meeting

Minutes for Approval

- **Planning & Zoning regular meeting minutes from December 9, 2025:** These minutes were previously emailed to the Commissioners and City Staff.
 - **Action Taken:** Commissioner White made a motion to approve the Planning and Zoning regular meeting minutes of December 9, 2025. Seconded by Commissioner Reincke. Discussion: None.
 - **Roll Call:** Chairperson Pro-Tem McNabb, yes. Commissioners Krebs, yes; Fillhardt, yes; Reincke, yes; White, yes; Koester, yes. Chairperson Pro-Tem McNabb declared the minutes approved.
- **Announcements:** A public hearing was held at which no action was taken.

Discussion

- Attorney Eviston recommended that the discussion on the zone change and vacation of the undeveloped portions of Gibson Road and Scherrer Road be tabled until the next meeting since the public hearing attendees requested the staff report be sent to them. She recommended another public hearing be scheduled and advertised so that citizens,



January 28, 2026

Highland Heights Planning & Zoning Commission

The Highland Heights Planning & Zoning Commission will hold a public hearing on February 10, 2026 7:00 P.M. at the Highland Heights City Building located at 176 Johns Hill Road for the purpose of continuing the following case:

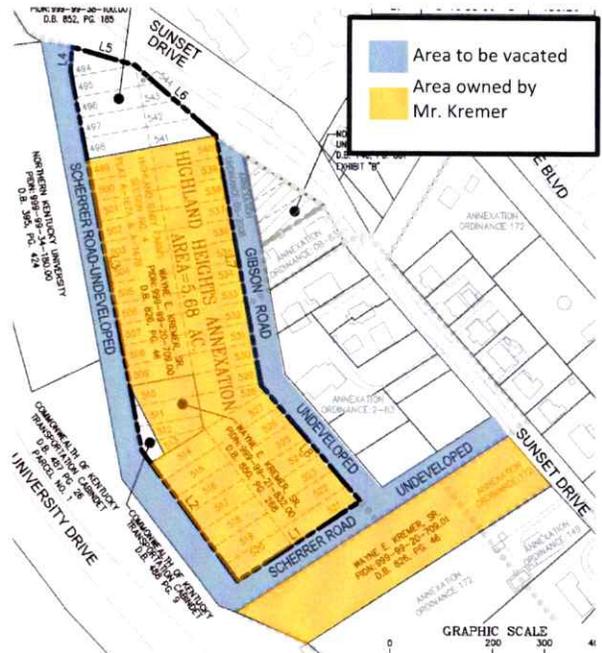
FILE NUMBER: PZ-24-036
 APPLICANT: Wayne Kremer
 REQUEST: Zone map amendment to change contiguous parcels at Sunset Drive from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone;
 Vacate undeveloped Gibson and Scherrer Roads

Overview:

Mr. Wayne Kremer acquired multiple parcels in the vicinity of Sunset and University Drives. Collectively, he is working to bring the vacant and underutilized properties back into productive use within the City of Highland Heights. The intent is to prepare the properties for a future use as multi-family residential.

A) ANNEXATION:

As part of a predevelopment plan, a discrepancy was noted between the Secretary of State (SOS) Records and those of the City of Highland Heights. Therefore, the City with the cooperation of the County, and the NKUF are duplicating the annexation process related to Parcels 999- 99-20-709.00 and 999-99-20-709.02



These parcels are completely surrounded by properties under the jurisdiction of Highland Heights.



In the interior, the SOS updated their mapping to be consistent with the City of Highland Heights.

A zone change was requested as part of the annexation.



Memorandum

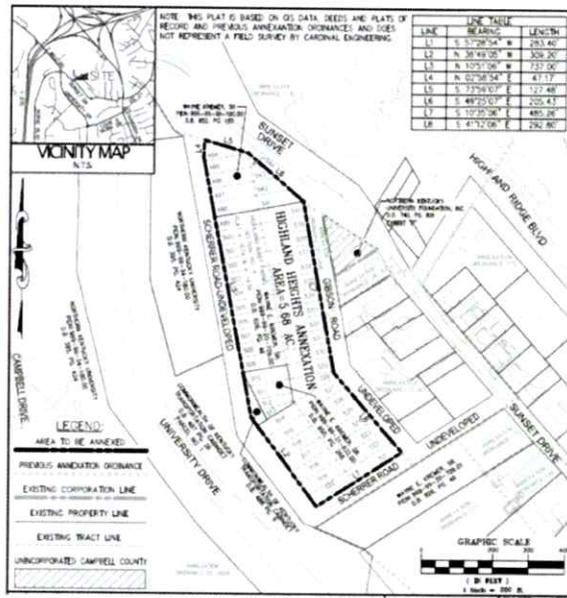
To: Michael Giffen
City Administrator

From: Frank Twehues

Subject: Sunset & University Drive Annexation

Date: July 23, 2024

We received the annexation request below for Parcel 999-99-20-709.00.



4420 Cooper Rd., Suite 200 | Cincinnati | OH | 45242 | 513.791.1700 | www.ctconsultants.com

July 23, 2024
 Mr. Michael Giffen
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It is our understanding that the applicant is requesting that the City review and determine if the vacation of Gibson Road and Scherrer Road (two segments) is acceptable and they are no longer needed for public use.

We have reviewed the information provided do not believe the rights-of-way for Gibson Road and Scherrer Road are necessary for future public use. We believe that between the existing surrounding infrastructure (University Drive and Sunset) which provide adequate access, the topographical challenges within the right-of-way and the Three Mile Creek tributary, there is not a public need in these corridors.

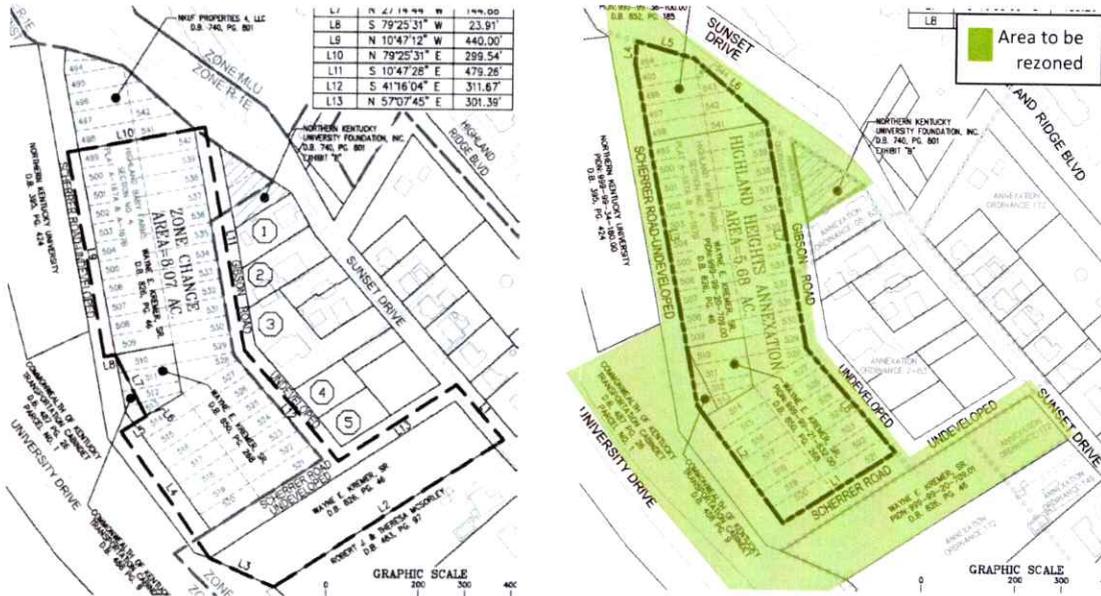
Please note we have performed very preliminary review of surface utilities and do believe that there are overhead utilities located in the Scherrer Road right-of-way. This should be confirmed by the applicant and the necessary coordination and provision of necessary easements to meet the appropriate utility company needs shall be provided.

C) Zone Change:

A zone change is also requested based upon the anticipated streets to be vacated and the neighboring parcels.

This area is currently zoned a combination of R-1E and INST. The area surrounding the site is MLU, R-1E and INST.

The applicant is requesting a zone change for an 8.07 acres development. The total area to be rezoned is approximately 13.7 acres. This rezoning area includes undeveloped parcels and adjacent rights-of-way to the centerline of the roads.



The desired zoning is R-3 (Residential Three). The R-3 Zone is designed for multifamily. The intent of the rezoning is to prepare the site for a future multifamily residential development. Note the current Institutional (INST) Zone would allow dormitories related to the University on the site. By modifying the zoning, the site will have increased flexibility as a potential multi-family use.

The applicant has stated that his intent is to provide needed senior housing.

With the two lots and vacated rights-of-way, approximately 8 acres would be available for redevelopment.

The site is currently heavily wooded and undeveloped. The parcels owned by Mr. Kramer would be the targeted area for redevelopment. A full site development plan would be required prior to the area being approved for redevelopment. A traffic analysis and drainage plan would also be required.



The site has significant slopes of 20% or more. Geotechnical work will be required for any future development.

Three-mile Creek Tributary 1 is at the base of the hill and is a designated Flood Zone.



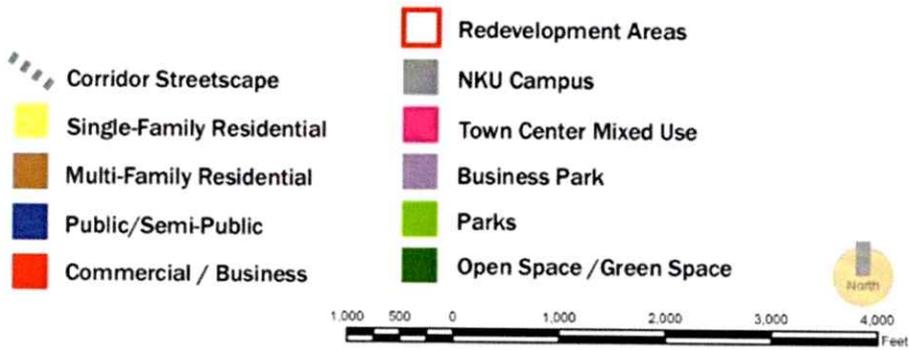
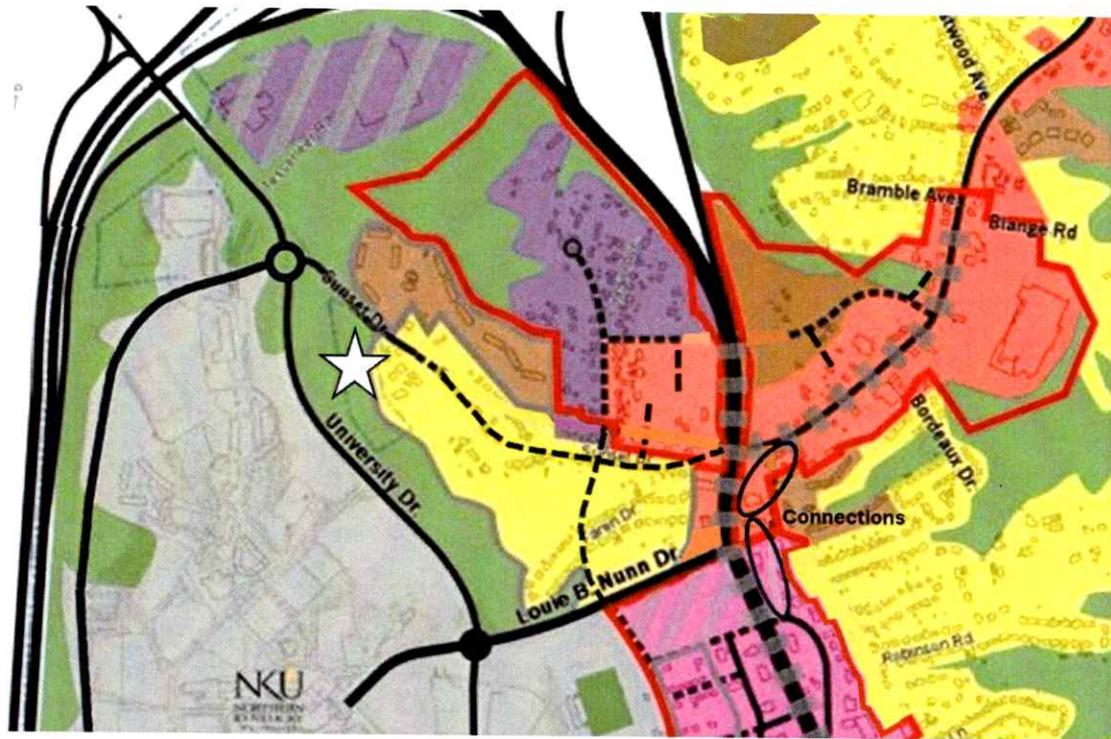
Mr. David A. Geohegan, Highland Heights City Planner provided the following summary of the *Relationship to the Highland Heights Comprehensive Plan*.

Status of the Plan - The Comprehensive Plan includes both text and map information, and both need to be consulted when determining what is planned for the subject site and its surroundings. The current Plan was officially adopted by the Highland Heights

Planning Commission 12/10/24 and by the Highland Heights City Council 5/6/25. Kentucky Revised Statutes Chapter 100 requires a Kentucky community that has land use regulation to review and update its plan each five years.

This multi-family development request on Sunset Drive is reviewed under the 2024 Plan, including its adopted Statement of Goals and Objectives. The Elements of the Plan were prepared with the purpose of supporting and helping to implement the adopted Goals and Objectives.

Future Land Use Map - The site is depicted on the Future Land Use map as a combination of single-family residential and open space/green space future land use classifications.



2024 Highland Heights Future Land Use Map, star indicates the site under review.

Land Use Element Text - The single-family designation is discussed on page LU 11 and includes recommendations that a wide variety of housing styles be provided throughout

the city and that "infill" development occur on undeveloped lots in existing subdivision areas. The Plan also recommends that the integrity of single-family housing neighborhoods be maintained as largely owner-occupied housing. Two to six dwelling units per acre are recommended depending on site constraints and densities of adjacent development. Proposed Duplexes and triplexes are allowed but cautioned to not change the overall single-family character of the area. Cluster development and the concept of density bonus are suggested in areas difficult to develop. In these cases, grading should be minimized and notable site features retained where possible. The Plan also recommends to provide for innovative types of small housing units as infill development.

The open space/green space classification is included on the future land use map mainly because of the topography that exists between this site and University Drive. This classification is described in detail on page LU 17. The general concept for areas of the city like this is to weave the open space and green space throughout urban development for public access and environmental purposes. Stormwater control and filtering is an important aspect of the development mitigation throughout the city, especially for this location where the stream between the site and University Drive leads ultimately to Three Mile Creek. Three Mile Creek contains documented flooding problems, especially downstream in the City of Wilder.

The multi-family residential designation, which correlates with the requested zoning, is described on page LU 14 and is intended to be located along thoroughfares where high visibility, accessibility, and traffic counts are present. The Plan also notes a preference for new multi-family to ideally be a part of mixed-use development. Overall, existing single-family subdivisions should be protected from larger and more dense development.

The multi-family classification density is generally up to 12 dwelling units per acre and includes senior housing. The Plan notes that the city encourages senior living, and that multi-family housing developments should provide resident amenities.

The 2024 Comprehensive Plan notes the overall need for more housing in the city. Since there are few new pieces of property that are undeveloped, efforts should be made to identify these parcels and consider them for future development. Infill development is also emphasized since the city does not contain prime undeveloped parcels. The multi-family residential land use designation is currently shown on both the existing and future land use maps across Sunset Drive where there is existing apartment development.

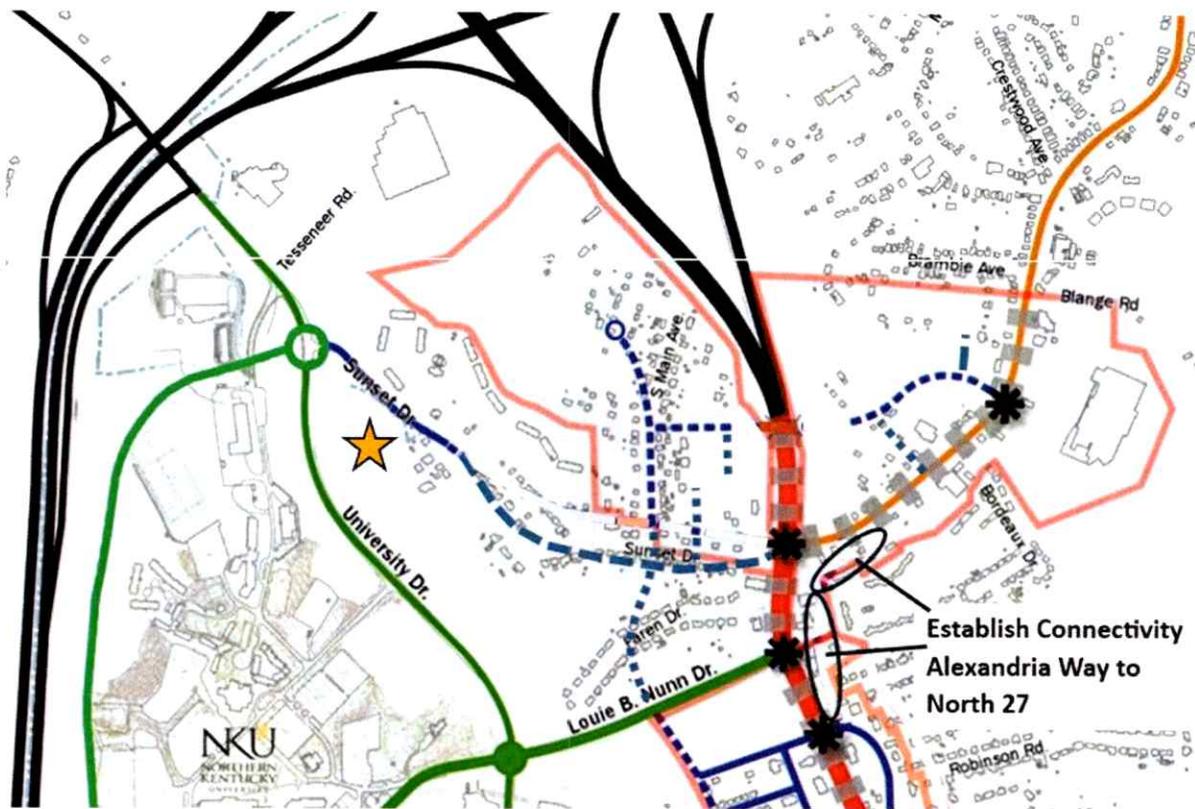
Design - Page LU 6 of the Comprehensive Plan describes the development constraints and opportunities in the city. The site under review is shown on Map LU 2 as having topographic constraints in the "20-30% Slope" and the "more than 30% Slope" categories, and the Plan recommends that innovative development design be used to fit new developments like this into the geography and surrounding land uses of the city. Walkable neighborhoods are emphasized under the Plan's Land Use Strategy on page LU 8.

The Plan recommends preserving open space and natural features during development and notes that sustainability and mixed-use land use pattern are important. New housing is a critical part of this pattern and important for the future vitality of the city. Annexation is presented in the plan as a solution to locating new development. Part of this subject site is in the unincorporated county. This annexation and development would enable growth without the need for outward extension of public infrastructure discussed on page

LU 9. Pages IN13 and IN14 discuss the 2023 NKADD Housing Study which concentrates primarily on the future provision of affordable housing to support Northern Kentucky's logistics industries. The 2024 Comprehensive Plan recognizes that Highland Heights is not a prime location to supply that need that is centered on the airport region, however the city is a prime location for the provision of housing for the close proximity of Highland Heights to the downtown areas of Cincinnati and Northern Kentucky.

Transportation - Map TR-1 of the Comprehensive Plan shows the 2024 Highland Heights Thoroughfare Plan. Sunset Dr. is planned to be reconstructed and/or realigned from US 27 to the new roundabout at University Drive. The city has an approved and active grant project to reconstruct the east end near US 27. Currently the street is classified in the Thoroughfare Plan as a Connector, which is comparable to local access streets. It experiences slow traffic with little through-movement, low traffic volumes, and provides direct access to individual properties. It contains some curb and gutter and has several speed bumps and stop signs to calm traffic. Once reconstructed similar to that proposed on Map TR-1, the street can be expected to be reclassified to the Collector category similar to Johns Hill and Martha Layne Collins. Details of its future design are unknown at this point and the project will require a public review and design process.

Most of the land use along Sunset currently is single-family except for two multi-family projects at the west end and some commercial access at the east end. NKU owns many of the single-family dwelling units along Sunset Drive. Regarding the requested road vacations on this site – the old paper street layout from many decades ago does not support development - it was designed for outdated housing styles and transportation patterns. The requested vacation of these paper streets would help to provide for proper development design on this site. Overall, more emphasis is placed on Sunset Drive in the 2024 Comprehensive Plan than in past plans because of the elimination of the concept of the I-471 ramps underpass from the Thoroughfare Plan.



- | | | | |
|--|-------------------------------|--|--------------------|
| | Existing Expressway | | Major Collector |
| | Major Arterial - Priority I | | Connector / Access |
| | Major Arterial - Priority II | | NKU System |
| | Major Signalized Intersection | | Proposed |

2024 Highland Heights Thoroughfare Plan, star indicates the site.

Site Characteristics and Location – In addition to the challenging topographic conditions of the site, it contains or is adjacent to several public utility alignments which present challenges for the single-family development called for in the Comprehensive Plan. The site is also surrounded by urban uses including the university campus.

Future NKU land acquisition areas are described on page LU 21 and in the 2020 NKU Master Plan. The south side of Sunset Drive is still recommended for some acquisition(s), however the 2020 NKU Master Plan places less emphasis on acquisition than the 2009 NKU Master Plan did.

The site is situated just west of the future, planned Gateway West Business Park district which also would be served by Sunset Drive in the future. Multi-family is often a complimentary use for employment reasons – proximity of home to work and for reasons of population access to city services and transportation. Existing employment uses within walking distance of this site are on Tessenner Drive and at the nearby university campus.

The plan recognizes on page RD 8 that the Gateway West area of the city is currently underutilized from an economic standpoint. Pages RD 22 through RD 24 discuss various ways that future development and its supporting infrastructure can be cooperatively financed.

Comprehensive Plan Conclusions -

The request for R-3 zoning is consistent with the 2024 Highland Heights Comprehensive Plan because:

- a) The topography and shape of this parcel make it suitable for multi-family by allowing buildings and parking to be designed for multiple entry levels.
- b) The location makes it suitable for access to existing and future employment base and urban services.
- c) Planned and future improvements to Sunset Drive will help support this development from a traffic perspective. Approval of this development may accelerate planning for improvements throughout the Sunset Drive corridor. The developer should make every effort to locate development access across from Highland Ridge Boulevard and should assist the city in the planning process and interaction with funding agencies to prioritize Sunset Drive improvements.
- d) Multi-family can be designed at this location to support a walkable environment of the city.
- e) The request is across the street from existing multi-family zoning and development.
- f) At this location and if designed properly, multi-family can be designed to have minimal impacts on existing single-family.
- g) This request is consistent with the Comprehensive Plan's recommendations for strategic annexation and for infill development.

The applicant's request is for the Planning Commission to

- *approve the zone change and to forward this request to City Council for further action.*
- *confirmation that the undeveloped streets of Gibson Road and Scherrer Road may be vacated and to forward this request to City Council for further action.*

Staff Recommendation – Street Vacate

To confirm the findings as included in this report and recommend to council that the undeveloped rights of ways of Gibson Road and Scherrer Road do not provide a public transportation service and may be vacated. Any existing utility easements must be retained. Adjacent property owners would be responsible for preparing a survey and granting the applicable utility easements with the transfer of the land.

Staff Recommendation - Zone Map Amendment

To approve the request for a zone map amendment from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone at Sunset Drive with adjacent Rights-of-way and forward the action to Highland Heights City Council for

consideration.

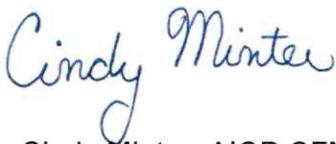
Bases for Recommendation:

1. Notice has been given regarding the Zone Map Amendment consistent with Article 16 of the Highland heights Zoning Ordinance.
2. As defined in Article 16, the Planning Commission has the authority to review such Zone map Amendments and provide recommendations to the legislative body.
3. The request for R-3 zoning is consistent with the Highland Heights Comprehensive Plan and the adopted Highland Heights Statement of Goals and Objectives because:
 - a. The topography and shape of this parcel make it suitable for multi-family by allowing buildings and parking to be designed for multiple entry levels.
 - b. The location makes it suitable for access to existing and future employment base.
 - c. Planned and future improvements to Sunset Drive will help support this development from a traffic perspective. Approval of this development may accelerate planning for improvements throughout the Sunset Drive corridor. The developer should make every effort to locate development access across from Highland Ridge Boulevard and should assist the city in the planning process and interaction with funding agencies to prioritize Sunset Drive improvements.
 - d. Multi-family can be designed at this location to support a walkable environment of the city.
 - e. The request is across the street from existing multi-family zoning and development.
 - f. At this location and if designed properly, multi-family can be designed to have minimal impacts on existing single-family.
 - g. This request is consistent with the Comprehensive Plan's recommendations for strategic annexation and for infill development.

NOTE TO APPLICANT: A full site plan is required for future development of the site.

Should you have any questions, please do not hesitate to call our office at (859) 292-3880 for assistance.

Respectfully,



Cindy Minter, AICP CFM
Director - Campbell County Planning and Zoning