

**CITY OF HIGHLAND HEIGHTS**  
**Planning & Zoning Regular Meeting Minutes**  
**March 10, 2026**  
**Approved: April 14, 2026**

On Tuesday, March 10, 2026 at 7:02 p.m. Chairperson Crawford called the regular meeting of the Planning and Zoning Commission to order at 176 Johns Hill Road.

**Roll Call:** Chairperson Steve Crawford. Commissioners Joe Krebs, Scott Reincke, John McNabb, Audrey Koester, Gene White, Christie Fillhardt. A quorum was present.

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

**Minutes for Approval**

- **Planning & Zoning Public Hearing and Regular Meeting minutes from February 10, 2026:** These minutes were previously e-mailed to the Commissioners and City Staff.
  - **Action Taken:** Commissioner Krebs made a motion to approve the Planning and Zoning combined public hearing and regular meeting minutes of February 10, 2026. Seconded by Commissioner Koester. Discussion: None.
  - **Roll Call:** Commissioners McNabb, yes; Krebs, yes; Fillhardt, yes; Reincke, yes; White, yes; Koester, yes; Crawford, abstain. The minutes are approved.

**Announcements**

- **Action Taken:** Commissioner White made a motion to amend the regular meeting agenda, moving the public hearing under unfinished business. Seconded by Commissioner Fillhardt. Discussion: None.
- **Roll Call:** Commissioners Krebs, yes; Reincke, yes; McNabb, yes; Crawford, yes; Koester, yes; White, yes; Fillhardt, yes. Chairperson Crawford declared the motion passed.

**Correspondence:** None

**Scheduled Guests:** None

**Staff Reports**

- Zoning Administrator – Cindy Minter – no report
- City Planner – Dave Geohegan – no report
- City Attorney – Michelle Eviston – no report

**Commissioner Comments:** None

**Audience Comments:** None

**Unfinished Business: Public Hearing**

- **Action Taken:** Commissioner McNabb made a motion to pull from table the public hearing from February 10, 2026. Seconded by Commissioner White. Discussion: None.
- **Roll Call:** Commissioners Crawford, yes; Krebs, yes; Reincke, yes; McNabb, yes; Koester, yes; White, yes; Fillhardt, yes. The motion passed.

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**Announcement:** Chairperson Crawford 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 (R1-E) zone and Institutional (INST) zone to Residential-Three (R-3) zone.

**Notification:** Notification of the Public Hearing was published in the LINKnky on February 25, 2026. Notification letters were sent on February 23, 2026 to property owners adjoining the parcels of the proposed zone change. A sign was placed on the site.

**Presentation from Staff**

- Zoning Administrator – Cindy Minter – Report and presentation are attached to these minutes.
- City Planner – Dave Geohegan – no additional comments.
- Attorney – Michelle Eviston – no additional comments.

**Commissioner Comments**

- Annexation – council has passed an ordinance to approve the annexation but it is conditioned on approval of the zone change.
- Is the foundation property already annexed into the city? The foundation property is not annexed into the city.
- Will vacating the streets create a landlock? The properties are not on a publicly maintained street. If someone were to develop the parcels, they would need to build the a publicly maintained road.
- Traffic on Sunset Drive. The development plan for the site would require a traffic study and, if Sunset Drive needs improvements, it would be required by the developer to make the improvements. There is nothing in works to improve Sunset Drive except in the area of Sunset Drive and Wilson Avenue.
- Mr. Kremer has indicated his intent is to build Senior Housing. The planning and zoning commission cannot codify this but the commission can ask Council to make this stipulation with the annexation.

**Developer Comments**

- Mr. Richard "Hutch" Johnson
  - One of the lots for which there is a landlocking concern has not had taxes paid on it in many years. Intent is to purchase this property.
  - Intent is to build senior housing and agree this is difficult property to develop.
  - How many people would live in the senior housing?
    - Don't know until work on engineering, topography, utilities, etc.
    - Ms. Minter: Senior housing tends to have smaller units generally, 1-bedroom, maybe some 2-bedroom units.
    - Attorney Eviston: R-3 is multi-family, there is a cap on the density. Minimum lot area is 12500 sq. ft. for first 4 dwelling units or less than 1 building, 2000 sq. ft. for each dwelling unit thereafter in the building. Maximum building height is 3 stories or 40 feet. The comprehensive plan guideline for multi-family is 12 units per acre.

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- Ms. Minter: Parking lot – Geotech will have to be involved because there are 20% slopes. She expects the structures will have engineered foundations and/or some combination of retaining walls. Fill details are unknown.

**Public Comments**

- Richard Ziegler - 241 Sunset Drive. Concern is about Sunset Drive. The residents moving into the new development in Wilder off of Three-Mile Road are using Sunset Drive as a cut through to 471. Additionally, when there is a backup on 275, people use Sunset Drive for a cut through. There is no drainage on Sunset Drive and Mr. Ziegler stated it is one of the worst streets in the city. Consideration needs to be given for egress from the proposed development and how it affects traffic on Sunset Drive. Sunset Drive can't handle any more traffic.
- Commissioner Crawford explained that the current zone permits Northern Kentucky University to build dorms on this site. As a state institution, they are not required to come before planning and zoning to have plans approved for whatever they choose to build.

**Close Public Hearing**

- Chairperson Crawford closed the public hearing at 7:48 p.m. on March 10, 2026.

**Commissioner Discussion:** No additional discussion.

**Additional Public Comment:** No additional public comment.

**Vacate Streets**

- **Action Taken:** Commissioner McNabb made a motion to confirm the findings as included in the staff report and recommend to council that the undeveloped rights of way 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 land. Seconded by Commissioner Krebs. Discussion: None.
- **Roll Call:** Commissioners Fillhardt, yes; White, yes; Koester, yes; McNabb, yes; Reincke, yes; Krebs, yes; Crawford, yes. The motion passed.

**Zone Map Amendment**

- **Action Taken:** Commissioner McNabb made a motion to approve the request for a zone map amendment from Residential One-E (R-1E) 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 based on the recommendations put forth by the zoning administrator. Seconded by Commissioner Reincke. Discussion: Ms. Minter read the recommendations from the staff report (attached to these minutes).
- **Roll Call:** Commissioners Fillhardt, yes; White, yes; Koester, yes; McNabb, yes; Reincke, yes; Krebs, yes; Crawford, yes. The motion passed.

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**Senior Housing Condition**

- **Action Taken:** Commissioner Krebs made a motion to recommend to council that either part of the annexation agreement or based off of the zone change, city council add a condition that this site be limited to senior housing. Seconded by Commissioner White. Discussion: Mr. Wayne Kremer, current owner of the property, agreed to develop the land for senior housing.
- **Roll Call:** Commissioners Crawford, yes; Krebs, yea; Reincke, yes; McNabb, yes; Koester, yes; White, yes; Fillhardt, yes. The motion passed.

**New Business**

- Short term rentals – Short term rentals have not been addressed by the city council. Council would need to pass an ordinance outlining the requirements such as registration, licensing, managing problems, etc. Currently, the city handles short term rentals as a home-based business where the owner of the property needs to live on site.

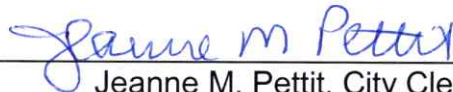
**Continuing Education:** No updates.

**Adjournment**

- **Action Taken:** Commissioner White made a motion to adjourn the March 10, 2026 meeting. Seconded by Commissioner Koester. Discussion: None. Yes: All. The motion passed.

Meeting adjourned at 8:16 p.m. on Tuesday, March 10, 2026.

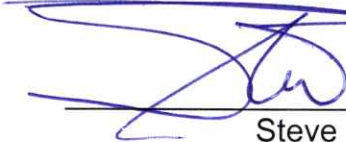
**Submitted:**



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Jeanne M. Pettit, City Clerk/Treasurer

**Signed:**



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Steve Crawford, Chairperson

February 25, 2026

### Highland Heights Planning & Zoning Commission

The Highland Heights Planning & Zoning Commission will hold a public hearing on March 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:

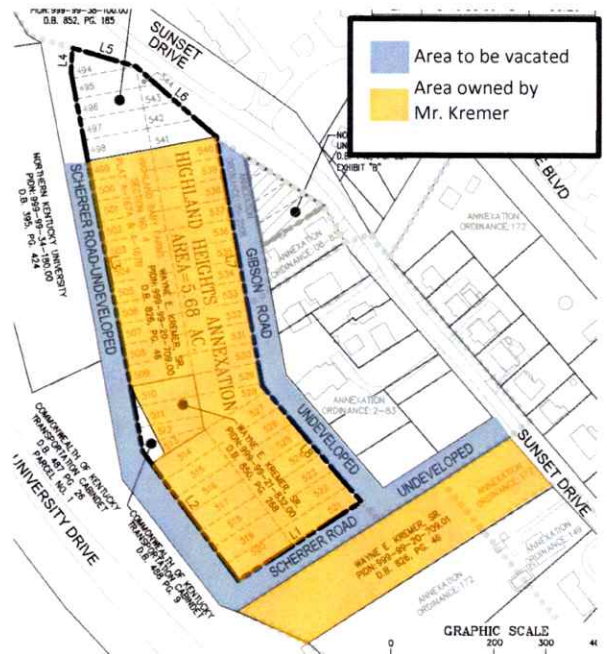
FILE NUMBER: PZ-24-036  
 APPLICANT: Wayne Kremer  
 REQUEST: Zone map amendment to change contiguous parcels at Sunset Drive from Residential One-E (R-1E) zone and Institutional (INST) zone to Residential-Three (R-3) zone;  
 Vacate undeveloped Gibson and Scherrer Roads

#### 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.

**B) STREET VACATE:**

Mr. Kramer owns two parcels in the vicinity of Sunset and University Drives. These parcels are separated by two undeveloped streets. Mr. Kramer is requesting that the City make a determination of no public use and vacate undeveloped portions of Gibson Road and Scherrer Road. *The northern portions of Gibson Road and Scherrer Road may be used as future access points to the entire parcel.*

While he is only requesting to join half of the rights-of way adjacent to his parcels, the City needs to consider the entire corridor to allow each of the perspective neighbors to join the land to their lots.

Both Frank Twehues with CT Consultants and acting as the City Engineer and David Geohegan, acting as the City Planner were consulted. Both indicated the general lack of public purpose of these streets.

It was however noted that limited utilities exist. One or more utility easement would need to be established by any prospective recipient of this land.

*A confirmation by the Planning Commission that the undeveloped streets of Gibson Road and Scherrer Road do not provide a public service with the exception of utilities.*

*Adjacent property owners would be responsible for preparing a survey and granting the applicable utility easements with the transfer of the land.*

**Memorandum**

To: Ms. Cindy Minter AICP CFM  
Zoning Administrator, City of Highland Heights

From: David A. Geohegan, City Planner, City of Highland Heights


Re: Sunset and University Drive Annexation

Cc: Michael Giffen, City Administrator  
Michelle Eviston, City Attorney  
Frank Twehues, City Engineer

Date: July 25, 2024

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I have reviewed the status of two undeveloped rights-of-way; Scherrer Road (L-shaped alignment) and Gibson Road in the Sunset Drive and University Drive area of Highland Heights. Both the NW to SE portion of Scherrer Road and Gibson Road do not serve a clear public purpose for transportation or future development. The SW to NE portion of Scherrer Road almost aligns with Kenton Drive at University Drive which could indicate some future purpose for a transportation connection, however the extreme topography and presence of major sanitary sewer lines, stormwater facilities, and overhead electric structures makes such a connection infeasible. This portion of Scherrer Road also does not serve a clear public purpose.



In conclusion, from a city planning perspective there is not a public need to preserve these right-of-way corridors. Please let me know if you have any questions or need more detail.



# Memorandum

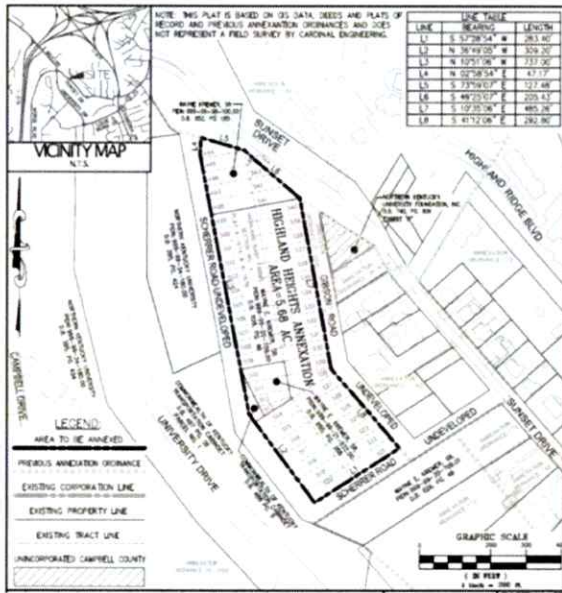
**To:** Michael Giffen  
City Administrator

**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  
Page 2 of 2

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.

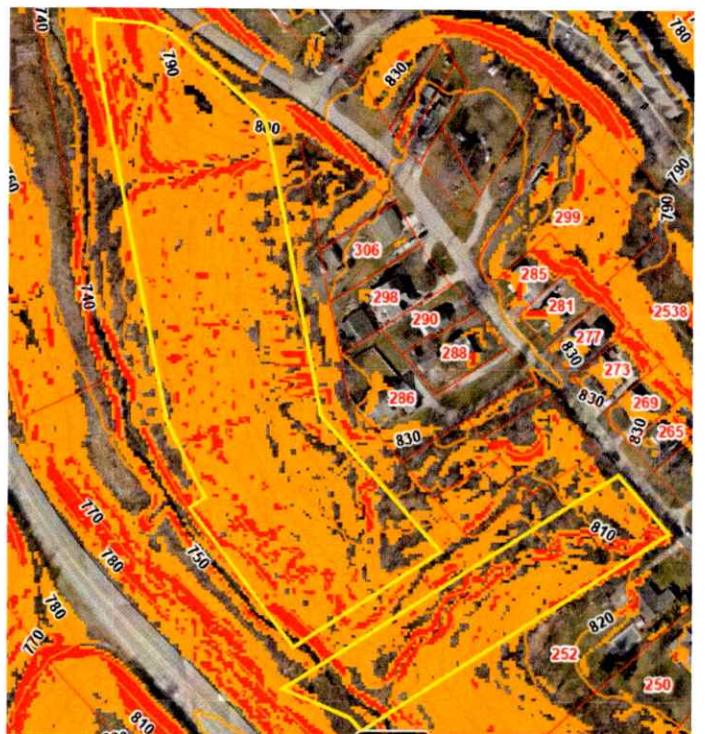
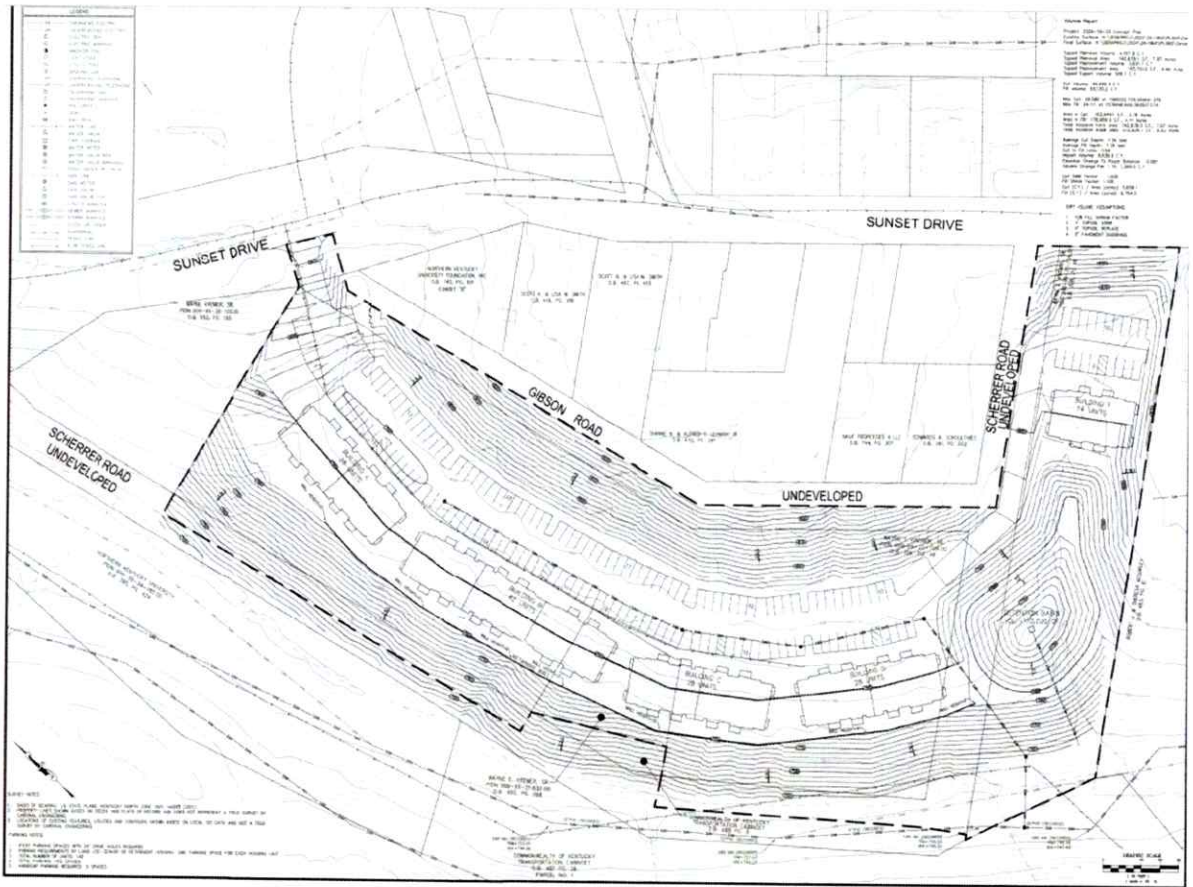
The applicant is requesting a zone change for an 8.07 acres development. The total area to be rezoned is approximately 13.7 acres. This rezoning area includes undeveloped parcels and adjacent rights-of-way to the centerline of the roads.



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.

With the two lots and vacated rights-of-way, approximately 8 acres would be available for redevelopment. The applicant has stated that his intent is to provided needed senior housing.

A conceptual plan was provided to as an example of the proposed use on the site. This concept depicts approximately 140 units. Any development of the site will require the full submittal of detailed plans.



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.

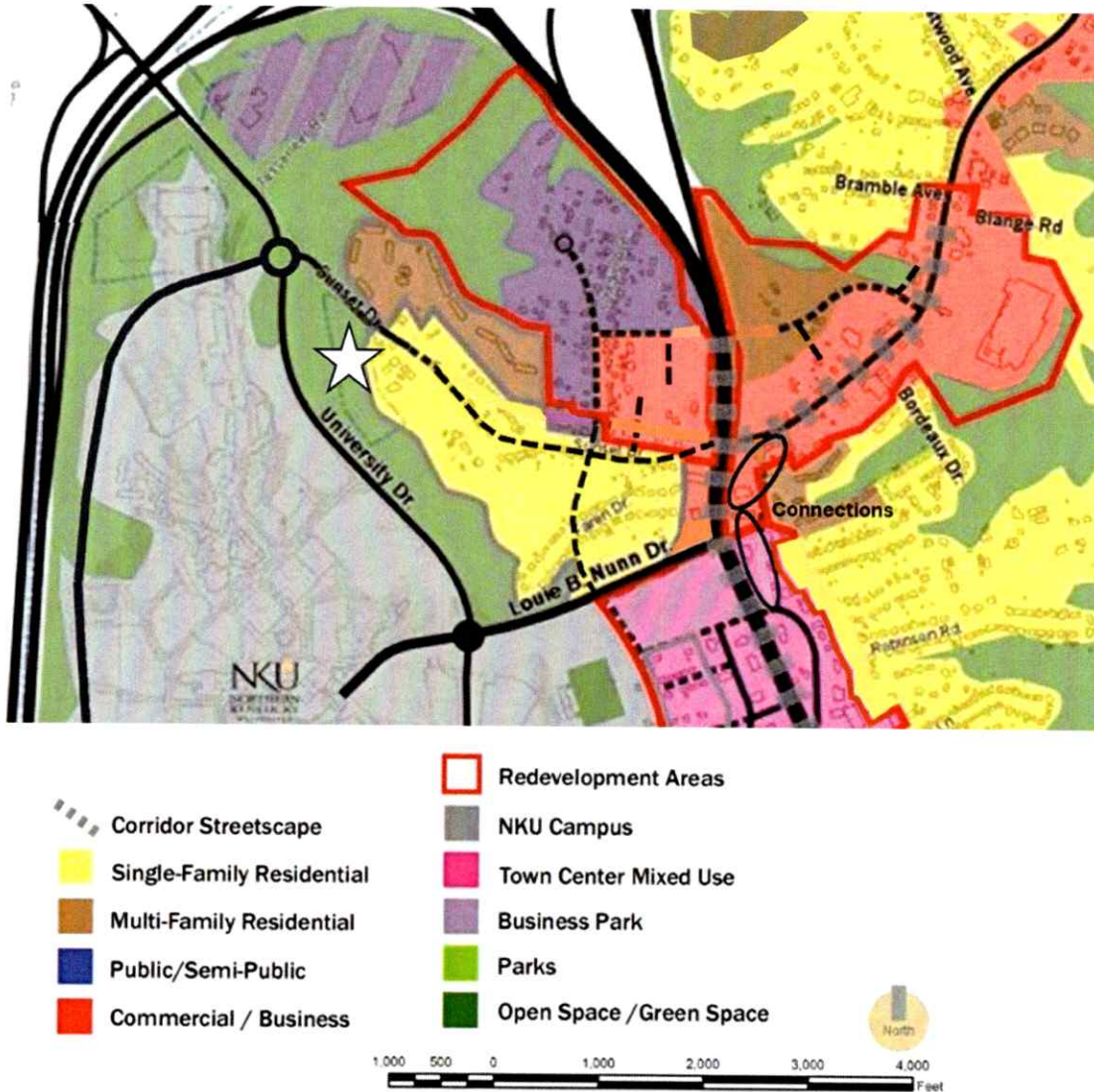
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Mr. David A. Geohegan, Highland Heights City Planner provided the following summary of the *Relationship to the Highland Heights Comprehensive Plan*.

**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.

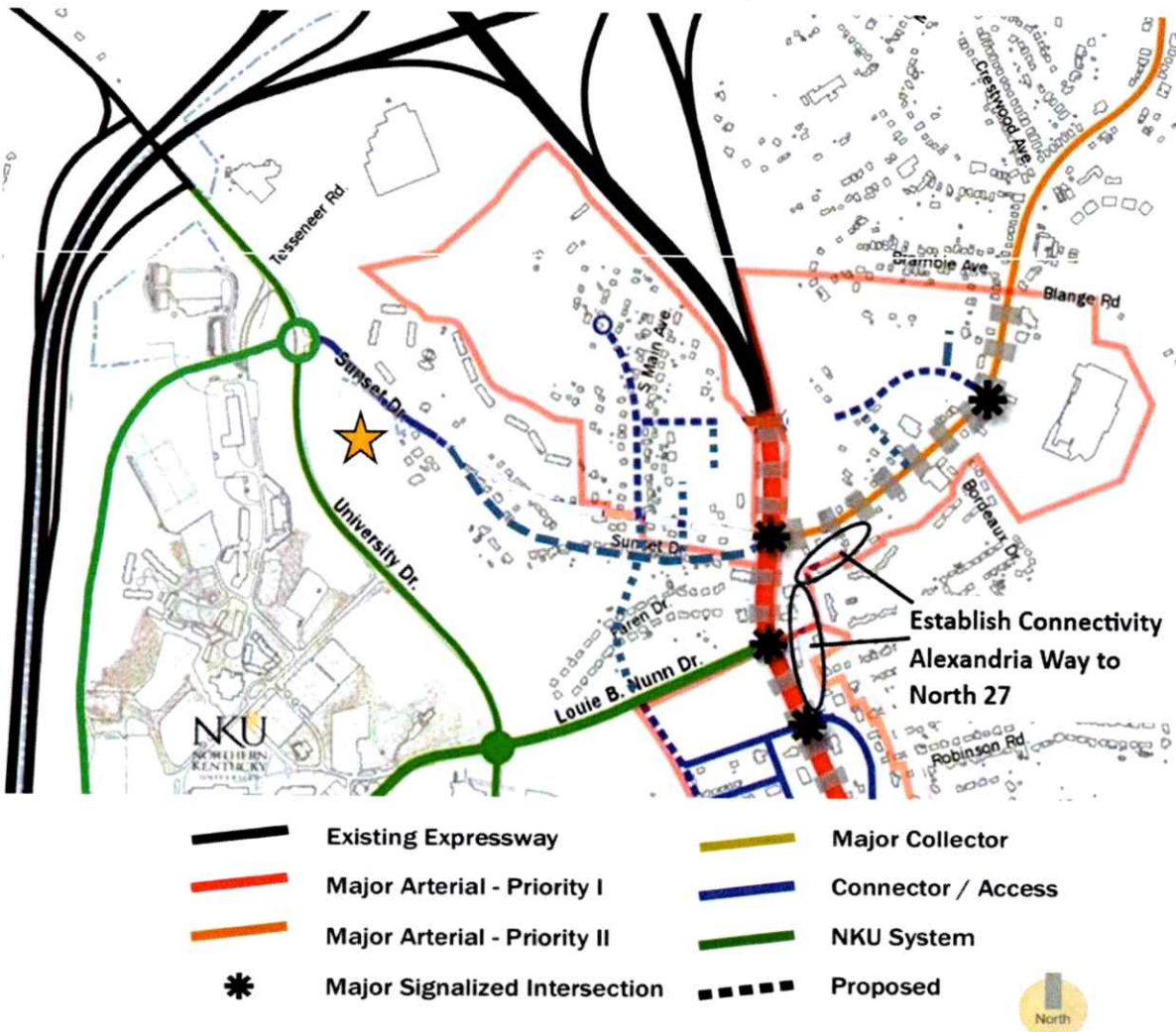
**Design** - Page LU 6 of the Comprehensive Plan describes the development constraints and opportunities in the city. The site under review is shown on Map LU 2 as having topographic constraints in the "20-30% Slope" and the "more than 30% Slope" categories, and the Plan recommends that innovative development 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.



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 Tesseneer 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.

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#### **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.

*As part of the annexation agreement, City Council may add a condition that this site be limited to senior housing.*

#### **Bases for Recommendation:**

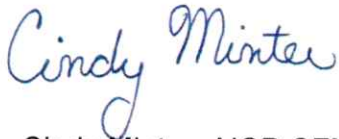
1. Notice has been given regarding the Zone Map Amendment consistent with Article 16 of the Highland heights Zoning Ordinance.
2. As defined in Article 16, the Planning Commission has the authority to review such Zone map Amendments and provide recommendations to the legislative body.
3. The request 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,

A handwritten signature in blue ink that reads "Cindy Minter". The signature is written in a cursive, flowing style.

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



# City of Highland Heights Planning and Zoning Commission



Steve Crawford – Chair  
Christie Fillhardt – Commissioner  
Audrey Koester – Commissioner  
Joseph A. Krebs – Commissioner  
John McNabb – Commissioner  
Scott Reincke – Commissioner  
Gene White – Commissioner



**Cindy Minter, AICP,  
CFM**

Director

**Kirk Hunter, AICP**

Principal Planner

# Welcome to the Highland Heights Planning and Zoning Commission Meeting

Public Hearings are held during the course of the meeting and following this basic outline

- A. Planning Staff will present facts and make a recommendation based on their investigations.

*Commission members may pose questions to Staff to clarify their facts and recommendations.*

- B. The Commission will then take testimony from the Applicant.

*Commission members may pose questions to either the Applicant and/ Staff to clarify the information provided.*

- C. The Commission will then take testimony from the Public.

*Only those persons that have registered to speak prior to the start of the meeting may do so unless otherwise permitted by the Chair. We welcome any comments, questions, or cross examination you may have. You may do so only during your time to speak.*

- D. The Chair will provide the Applicant and Public time to rebut comments made, address concerns raised, answer questions asked, or provide cross examination.

*In order to preserve time, prevent actions designed to disrupt the progress of the hearing and ensure the orderly flow of the hearing, if more than one person is present in support or opposition to the party with the floor, it is encouraged that one person should represent the group although not required.*

- E. The Commission will then recess the hearing for discussion among the Commission Members.

*Comments or questions from the audience will not be permitted while the public hearing is in recess.*

- F. The Commission will then reopen the hearing to ask for clarifications from staff or anyone who gave testimony.

- G. The Commission will then close the hearing and proceed toward a motion, a second, and a vote.

Thank you for joining us.  
This process works because  
citizens like you step up and  
participate.

Everyone's comments are  
welcome.

Please  
register  
to speak.

Plan review, variance and waiver  
decisions are made by the  
planning commission.

Text and map amendment  
decisions take the form of  
recommendations which are sent  
on to elected officials in the  
jurisdiction where the site is  
located.

*If you have any questions about our  
processes, please don't hesitate to ask.*

## **New Business – 3/10/2026**

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



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### CAMPBELL COUNTY

#### LEGAL NOTICE

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

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

Interested persons may attend the meeting, and/or submit their comments in advance by emailing pzadmin@campbellcountky.gov or calling 859-292-3880 no later than noon on March 9, 2026. Comments should also include the name and address of the person(s) commenting. Information concerning this case is available at the Campbell County & Municipal Planning & Zoning Office, 1098 Monmouth Street, Suite 343, Newport, KY during business hours.

CAMPBELL COUNTY

# Legal Notice

- ▶ Published in the LINK Reader on February 25, 2026
- ▶ Notice was sent to neighboring property owners



#### NOTIFICATION OF PUBLIC HEARING

February 23, 2026

Dear Property Owner,

Please be advised that an application has been submitted to the City of Highland Heights Planning and Zoning Commission for the following described property:

**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

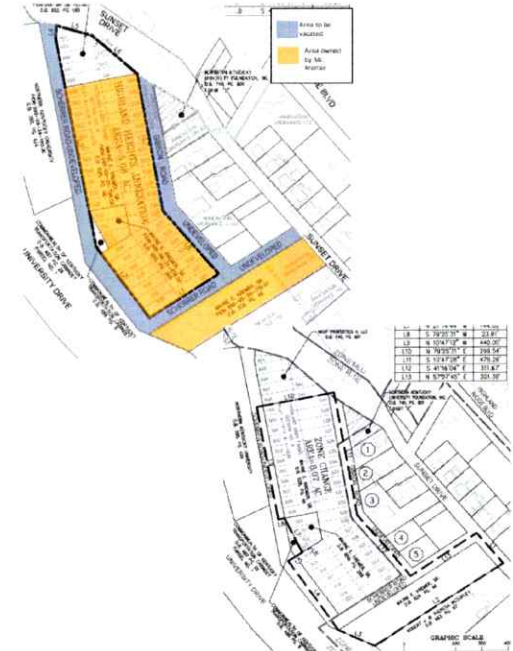
Vacate undeveloped Gibson and Scherrer Roads

The Planning Commission will hold a public hearing:

**Date:** March 10, 2026  
**Time:** 7:00 PM  
**Location:** 176 Johns Hill Road, Highland Heights KY 41076

Comments regarding this case will be taken via email, phone and in-person. Interested parties may submit their comments in advance by emailing pzadmin@campbellcountky.gov or calling 859-292-3880 no later than noon on March 9, 2026. For record keeping purposes comments should also include the name and address of the person(s) commenting.

You are receiving this notification because property you own is located near the above referenced project(s).



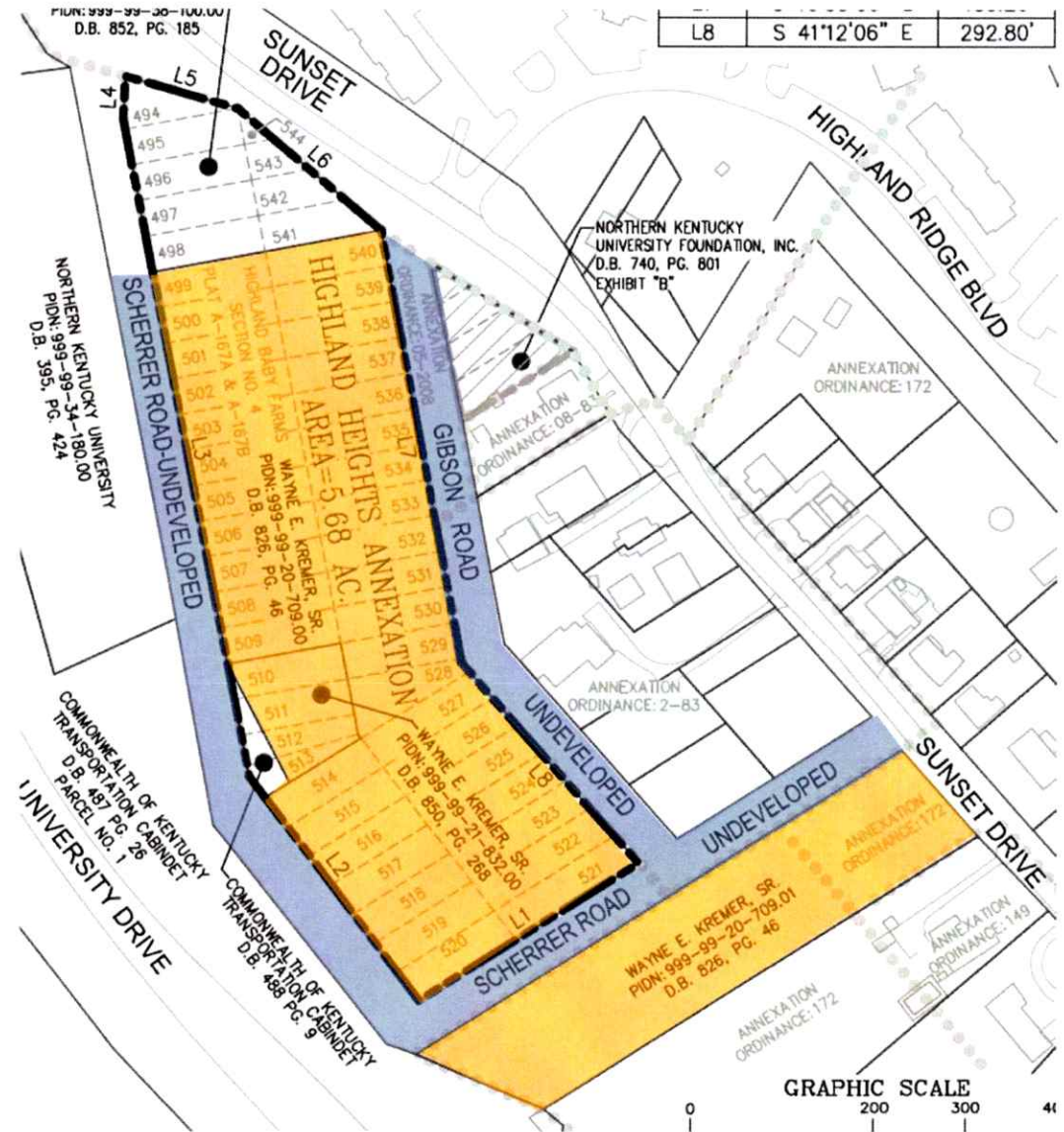
## Overview:

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.

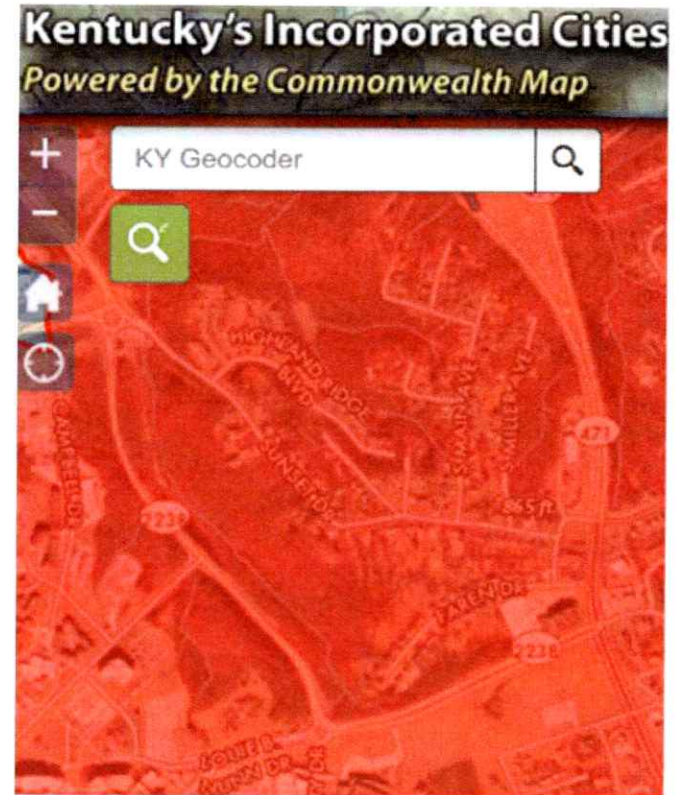
The intent is to prepare the properties for a future use as multifamily residential.

- A. ANNEXATION
- B. STREET VACATE
- C. ZONE CHANGE with annexation based upon conceptual plan



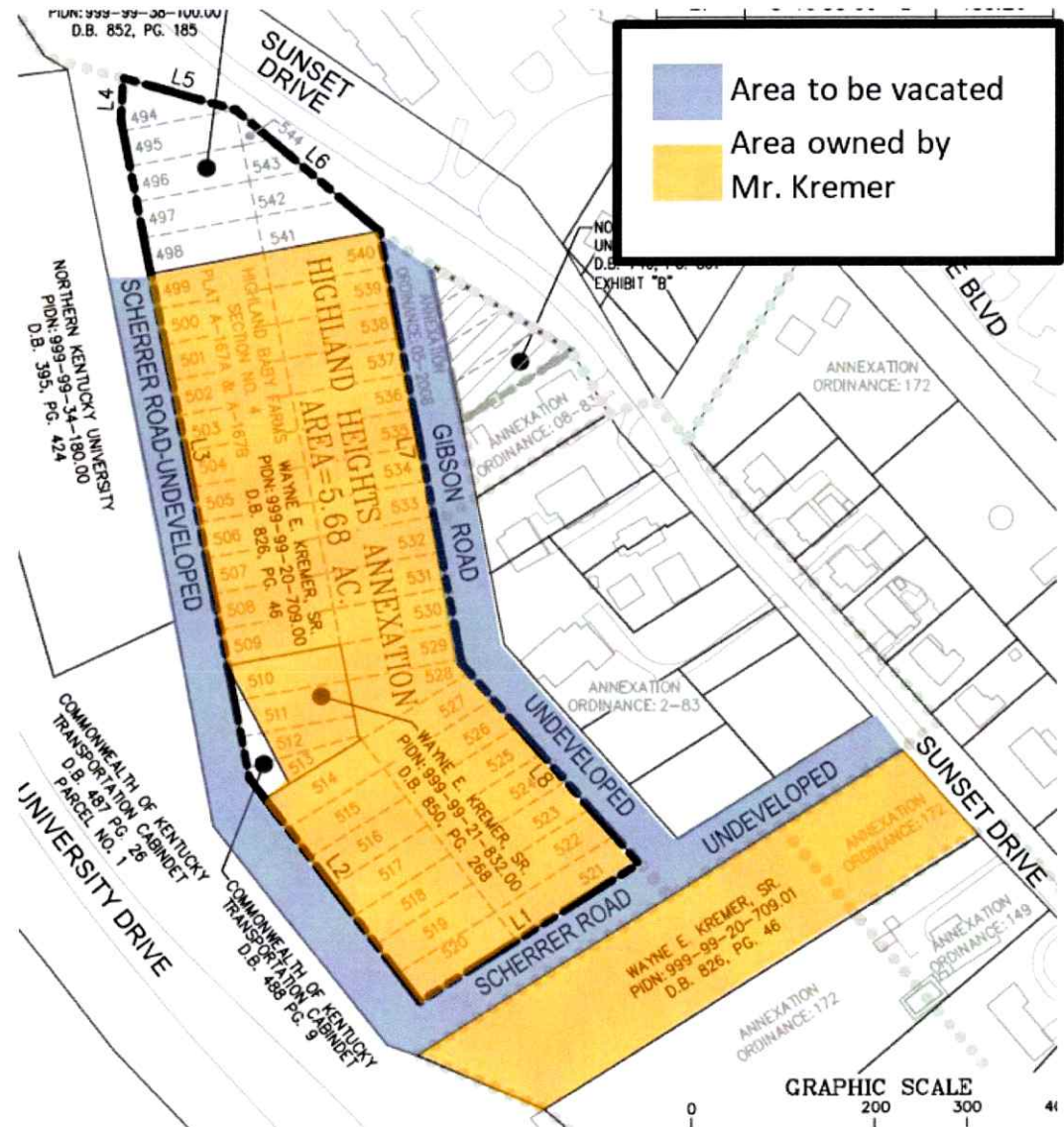
## A) ANNEXATION

- ▶ 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 interim, the SOS updated their mapping to be consistent with the City of Highland Heights.
- ▶ A zone change was requested as part of the annexation.



## B) STREET VACATE

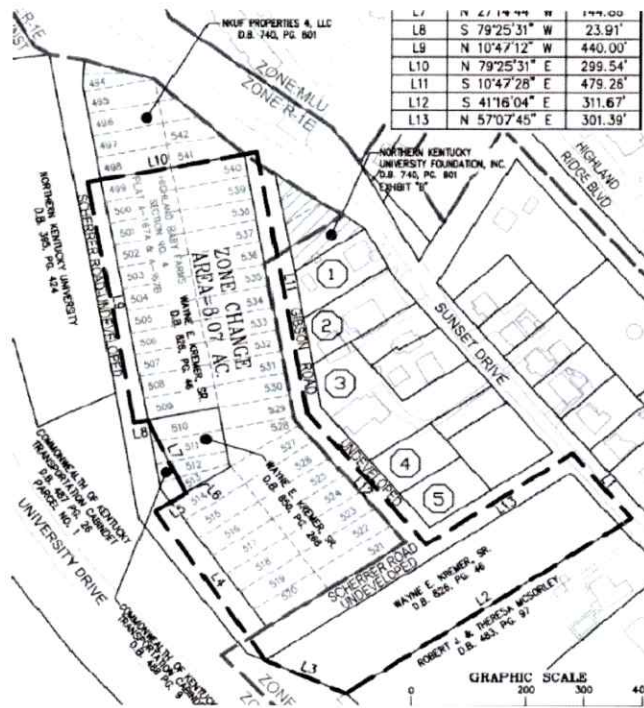
- ▶ Mr. Kramer owns two parcels in the vicinity of Sunset and University Drives. These parcels are separated by two undeveloped streets. Mr. Kramer is requesting that the City make a determination of no public use and vacate undeveloped portions of Gibson Road and Scherrer Road.
- ▶ While he is only requesting to join half of the rights-of-way adjacent to his parcels, the City needs to consider the entire corridor to allow each of the perspective neighbors to join the land to their lots.
- ▶ Both Frank Twehues with CT Consultants and acting as the City Engineer and David Geohagan, acting as the City Planner were consulted. Both indicated the general lack of public purpose of these streets.
- ▶ It was however noted that limited utilities exist. One or more utility easement would need to be established by any prospective recipient of this land.
- ▶ *A confirmation by the Planning Commission that the undeveloped streets of Gibson Road and Scherrer Road do not provide a public service with the exception of utilities.*
- ▶ *Adjacent property owners would be responsible for preparing a survey and granting the applicable utility easements with the transfer of the land.*



## 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.

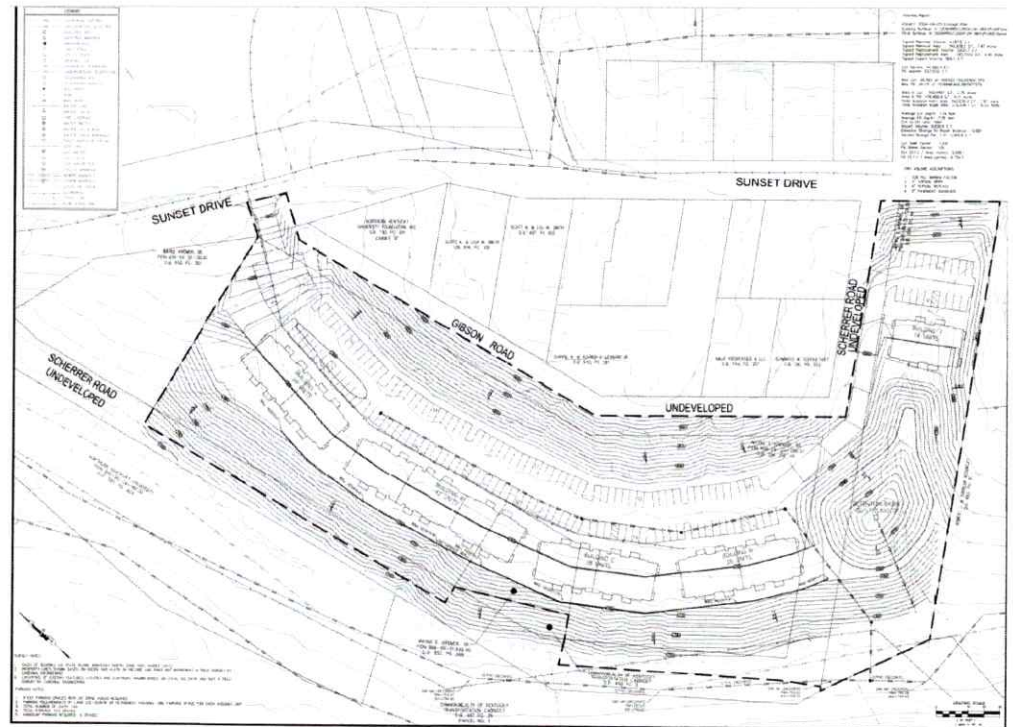




- ▶ The NKU Foundation requested that their parcels be removed from the Zone Change.
- ▶ The total area to be rezoned was revised to approximately 11.4 acres. This rezoning area includes undeveloped parcels and adjacent rights-of-way to the centerline of the roads.

# Concept Plan

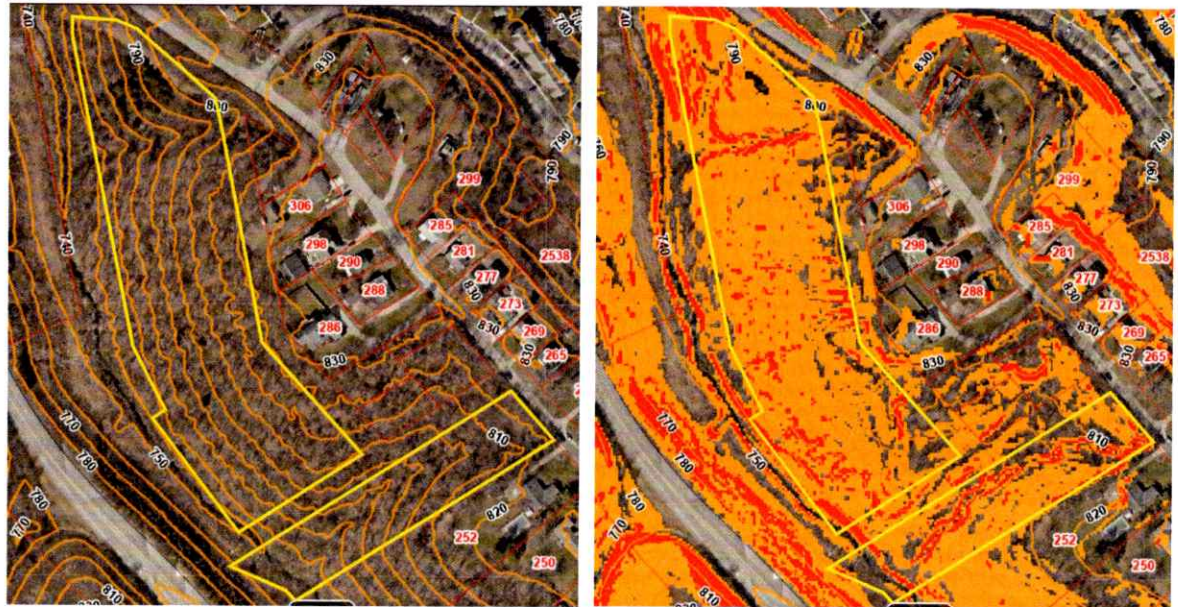
- ▶ The desired zoning is R-3 (Residential Three). The R-3 Zone is designed for multifamily.
- ▶ The intent of the rezoning is to prepare the site for a future multifamily residential development. Note the current Institutional (INST) Zone would allow dormitories related to the University on the site. By modifying the zoning, the site will have increased flexibility as a potential multi-family use.
- ▶ With the two lots and vacated rights-of-way, approximately 8 acres would be available for redevelopment. The applicant has stated that his intent is to provide needed senior housing.
- ▶ A conceptual plan was provided to as an example of the proposed use on the site. This concept depicts approximately 140 units. Any development of the site will require the full submittal of detailed plans.





## Site Overview

- ▶ 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.



# Relationship to the Highland Heights Comprehensive Plan

Mr. David A. Geohegan, Highland Heights City Planner

- ▶ 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.

*As part of the annexation agreement, City Council may add a condition that this site be limited to senior housing.*

### **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.**