

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, APRIL 1, 2014
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:00 p.m.

Present: Bob Wiener, Chairman

Commission Members

Barbara Abrams (Arrived at 7:03 PM)

Michael Brandt

John Niemann

Larry Opalka

Bitsy Searcy

Alan Petrov, City Attorney

Bob Dixon, Council Liaison

Absent: Commission Member Sylvie Bucci, Vice-Chair
Commission Member Pat Murphy
Commission Member Susan Mathews

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Regular Monthly Meeting on January 7, 2014

Member Niemann motioned, Member Brandt seconded, to approve the minutes for the Regular Monthly Meeting held on January 7, 2014 with the revisions to Member Niemann's name on the first line of page two and the removal of Member Searcy's name on page three under #7.

MOTION CARRIED UNANIMOUSLY

#4. REPORTS FROM SUBCOMMITTEES

a. **PUD SUBCOMMITTEE** – No Reports

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b. BUSINESS ORDINANCE REVIEW SUBCOMMITTEE – No Reports

#5. REPORT ON CITY COUNCIL MEETING

Member Opalka stated he attended the last City Council meeting.

Member Opalka reported a traffic study was done for the potential Starbucks and given to the Building Official Lane Standley. He also mentioned a discussion of the tree ordinance and possible changes, but that it still continues to be an outstanding item.

#6. REPORT FROM CITY COUNCIL LIAISON

City Council Member Dixon mentioned the traffic study had been reviewed due to the placement of the exit and the location of the potential Starbucks.

Chairman Wiener suggested putting an exit sign for the future establishment one exit before to avoid driver's potentially making illegal movements across the road to enter the driveway.

City Council Member Dixon also stated there was negative feedback on the potential Starbucks using containers for the structure, but that there is no actual ordinance against it.

#7. REVIEW, DISCUSSION AND POSSIBLE ACTION ON PLANNING AND ZONING COMMISSION MEETING PROCEDURES, SUB-COMMITTEE REPORTING, AND AGENDA ITEMS

Chairman Wiener stated he would email the proposed six planning and zoning actions to City Council Member Dixon and Planning and Zoning Secretary Monica (again).

City Attorney Petrov suggested addressing the Planning and Zoning procedure documents to the Mayor and City Council.

City Attorney Petrov stated that bodies (like such document) can be tough to amend and normally don't become part of the code.

Member Niemann motioned, Member Opalka seconded, to adopt the rules of procedures as drafted in pursuant to Article 3 Section 302 G of the planning and zoning code and was thankful to Member Mathews for finalizing the document.

MOTION CARRIED UNANIMOUSLY

Chairman Wiener asked for it to be noted that the P & Z Secretary have this document available at all P & Z meetings.

Member Opalka suggested dating the final copy to ensure they all shared the same document and to have the Chairman initial each page.

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#8. REVIEW AND DISCUSSION RELATED TO IDENTIFYING BUSINESS DISTRICT ZONING REGULATIONS THAT MAY BE MODIFIED IN A PLANNED UNIT DEVELOPMENT (PUD) DESIGNATED AREA

ITEM WAS TABLED

#9. REVIEW AND DISCUSSION RELATED TO PLANNED UNIT DEVELOPMENT CONCEPT

Member Searcy stated there was no available information for this section. Chairman Wiener suggested having Member Searcy be contacted for any subcommittee ideas, but to be aware of not having more than four members at a subcommittee meeting.

ITEM WAS TABLED

#10. REVIEW AND DISCUSSION OF OBJECTS PLACED IN CITY RIGHT-OF-WAYS IN THE RESIDENTIAL DISTRICTS

City Attorney Petrov stated there is already a city ordinance that prohibits objects in the right away and there wasn't any action that could be taken by P & Z. Chairman Wiener stated it is an enforcement issue more than an ordinance issue. Member Niemann asked if political signs could be removed from the right of way. City Attorney Petrov responded "absolutely". Chairman Wiener stated this agenda item was covered by an existing ordinance and had been covered by the domain of the planning and zoning and will be removed.

#11. REVIEW STATUS OF PROPOSED CHANGES TO THE BUSINESS DISTRICTS

Chairman Wiener stated he would send the letter to Secretary Monica. Chairman Wiener stated they proposed Business Districts 1 and 3 would be combined, Business District 4 would be left alone, and Business District 2 would be left alone, but recognizes that there is residential in District 2, but once something has been done to existing residential it cannot be re built. He mentioned that there would be no changes to boundaries, but to allow residential in Business District 2. Chairman Wiener also discussed retail versus office in regards to sales tax revenue, and what percentages of the development should be retail versus office. Member Niemann suggested separating each proposed change to allow City Council to vote on them individually.

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#12. PROPOSED AGENDA ITEMS FOR NEXT MEETING

No members proposed new items for the next meeting.

Chairman Wiener stated to keep all set items and to remove seven and ten for next month's meeting since those had been resolved.

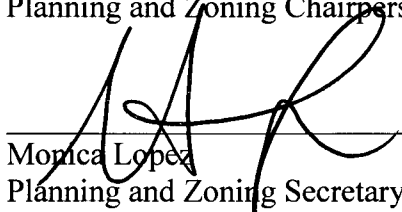
#13. ADJOURN

Member Searcy motioned, Member Abrams seconded, to adjourn the meeting at 8:01 p.m.

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairperson



Monica Lopez
Planning and Zoning Secretary