

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, FEBRUARY 05, 2013
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:04 p.m.

Present: Sylvie Bucci, Chairperson
Pat Murphy
Bitsy Searcy
Barbara Abrams
Larry Opalka
Alan Petrov, City Attorney (arrived at 7:07 p.m.)

Absent: Michael Schulte
Susan Mathews
Bob Wiener
Brooks Howell
Bob Dixon, Council Liaison

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Monthly Meeting on January 08, 2013 and Joint Workshop on December 13, 2012

Member Murphy motioned, Member Searcy seconded, to approve the minutes for the Regular Monthly Meeting held on January 08, 2013.

MOTION CARRIED UNANIMOUSLY

Member Searcy motioned, Member Abrams seconded, to approve the minutes for the Joint Workshop held on December 13, 2012.

MOTION CARRIED UNANIMOUSLY

#4. DISCUSSION, RECOMMENDATIONS AND ACTION ON P.U.D. DEVELOPMENT PROPOSAL

Member Opalka spoke regarding solar panels stating that they are not aesthetic and unacceptable.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 05, 2013**

MINUTES – PAGE 2

Chairperson Bucci stated that solar panels are something they should look into because they could face more businesses and residents wanting to install solar panels.

Member Murphy suggested it be included as a discussion topic in a future meeting.

Chairperson Bucci read an email from Council Liaison Dixon because he was unable to attend.

Chairperson Bucci stated that she is waiting on Member Howell to find an urban planner in order to assist on the P.U.D. development proposal.

Member Murphy suggested that they either create a new sub-committee or have the current sub-committee address the items in Council Liaison's email.

Chairperson Bucci suggested creating a new committee involving Members Howell, Murphy & Abrams.

ITEM WAS TABLED

#5. DISCUSSION OF REVITALIZATION IN BUSINESS DISTRICTS

Chairperson Bucci stated that City Council instructed them to create a list of ways to prevent the decay of Hedwig Village. She also suggested a sub-committee be created in order to produce ideas on revitalization.

Member Searcy stated that she has been researching urban decay and that the cause of it is a lack of enforcement.

Member Murphy asked if the City inspects buildings for electrical or code violations.

City Attorney Petrov stated that buildings are grandfathered in unless there are renovations. If they remodel, then they would have to bring the building up to today's codes.

ITEM WAS TABLED

#6. DISCUSSION ON RESTRICTIONS AND PREVENTIONS TO NEW REDEVELOPMENT

Member Searcy stated that restrictions to businesses compliment the City. She also stated that there should be restrictions regarding color because there is nothing currently listed in the ordinances. Member Searcy stated that landscaping maintenance for businesses should be created. She stated that she feels residential restrictions are more strict versus commercial restrictions.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 05, 2013**

MINUTES – PAGE 3

Member Murphy stated that the current businesses do not have a good commercial image which would attract high end retail that the residents could support.

Chairperson Bucci agreed with Member Searcy and stated that the residential areas are more restrictive and the commercial areas are more lax.

Member Murphy suggested there be design guidelines in the ordinances and the P.U.D.

Member Searcy suggested adding a discussion item regarding prohibited businesses to next month's agenda.


Member Opalka recommended enforcement on commercial in regards to buildings being maintained.

ITEM WAS TABLED

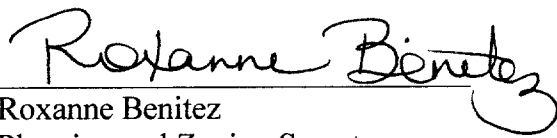
#7. ADJOURN

Member Abrams motioned, Member Searcy seconded, to adjourn the meeting at 8:03 p.m.

MOTION CARRIED UNANIMOUSLY



Sylvie Bucci
Planning and Zoning Chairperson



Roxanne Benitez
Planning and Zoning Secretary