

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, JANUARY 03, 2012
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:10 p.m.

Present:

Bob Wiener, Chairman
Bitsy Searcy
Sylvie Bucci
Barbara Abrams
Michael Schultea
Brooks Howell
T J Burns

Absent:

Susan Mathews
Pat Murphy
Bob Dixon, Council Liaison
Alan Petrov, City Attorney

#2. RESIDENT/VISITOR COMMENTS

NONE

#3. APPROVAL OF MINUTES – Regular Monthly Meeting – December 06, 2011

Member Bucci motioned, Member Howell seconded, to approve the minutes for the Regular Monthly Meeting held on December 06, 2011.

MOTION CARRIED UNANIMOUSLY

#6. DISCUSSION OF MID-DENSITY HOUSING IN BUSINESS DISTRICT 2

Chairman Wiener asked the Commission what should be considered “Mid-Density.”

Member Howell stated a lot of factors should be taken into consideration such as:

- Curb cuts
- Size and placement of garages

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- Building height
- Lot size and width
- Building setbacks
- Building encroachments
- Guest parking spaces

Chairman Wiener said his concerns are what would look best for Hedwig Village.

Member Howell said if there are four or more townhomes in a row, then they must comply with the Federal Fair Housing Act.

Chairman Wiener stated that he was not in favor of a gated community. He also stated that he wants the City to be an attractive, walkable area.

Member Bucci showed photo examples of mid-density townhomes that are located near City Centre to the Commission members.

#4. DISCUSSION OF P.U.D. SUB-COMMITTEE'S ACTIVITIES

Chairman Wiener stated in last month's meeting minor changes were made regarding P.U.D.s. He also stated that as they go forward, a few more changes might have to be made because City Council was not comfortable with all of the proposed changes regarding P.U.D.s.

Member Bucci stated that Council Liaison Dixon met with Members Murphy, Bucci, Searcy and Mathews in December and plan on meeting with Council Member Putterman in January. Member Bucci stated the December meeting was encouraging and was about finalizing ideas in order to submit something to City Council within the next couple of months.

Member Bucci stated that some of the issues that need to be sorted out are:

- If there should be multiple P.U.D.s such as retail, entertainment or mixed
- Set up an Architectural Committee
- Establish what should be the percentages for retail, commercial, entertainment & residential
- Have a big picture of what they are wanting, but need to grind down to what they are wanting and be more detailed
- Should ad valorem, not just sales tax, be increased
- Should penalties be issued for abandoned businesses such as the Toys R Us building

Chairman Wiener stated that City Council is warming up to the idea of P.U.D.s.

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Member Howell asked if there was a consultant for the P.U.D. design guide.

Member Bucci stated no but that she feels eventually they will need a consultant for the P.U.D. design guide. She also suggested that more sub-committees be created with each group doing different things.

**#5. DISCUSSION OF PROHIBITED BUSINESSES IN NEWLY DEFINED
BUSINESS DISTRICTS 1, 2, & 3**

Chairman Wiener asked the Commission members for ideas on what new prohibited businesses should be added.

Member Bucci stated that there are too many discount stores and not enough of a mix.

Member Searcy suggested discount stores be added to the list of prohibited businesses.

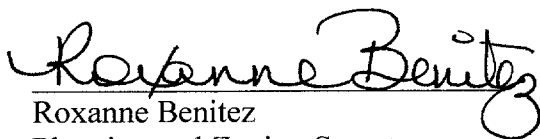
#7. ADJOURN

Member Searcy moved, Member Schultea seconded, to adjourn the meeting at 8:17 p.m.

MOTION CARRIED UNANIMOUSLY

 06 MARCH 2012

Bob Wiener
Planning and Zoning Chairman



Roxanne Benitez
Planning and Zoning Secretary