

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, NOVEMBER 01, 2011
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:07 p.m.

Present:

Bob Wiener, Chairman
Bitsy Searcy
Sylvie Bucci
Barbara Abrams (arrived at 7:10 p.m., left at 8:30 p.m.)
Pat Murphy
Susan Mathews (left at 7:45 p.m., returned at 8:27 p.m.)
Bob Dixon, Council Liaison
Alan Petrov, City Attorney

Absent: Michael Schultea
T J Burns

#2. RESIDENT/VISITOR COMMENTS

NONE

#3. APPROVAL OF MINUTES – Regular Monthly Meeting – August 02, 2011

Member Mathews motioned, Member Searcy seconded, to approve the minutes for the Regular Monthly Meeting held on August 02, 2011.

MOTION CARRIED UNANIMOUSLY

**#6. DISCUSSION AND POSSIBLE ACTION ON HEIGHTS IN THE PROPOSED
NEW BUSINESS DISTRICTS**

**#7 DISCUSSION AND POSSIBLE ACTION ON PLANNED UNIT
DEVELOPMENTS (P.U.D.)**

**#5. DISCUSSION AND POSSIBLE ACTION ON PROHIBITED USES IN THE
PROPOSED NEW BUSINESS DISTRICTS**

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Chairman Wiener submitted a handout to all Commission members. The handout stated that there would be only 3 business districts and they would be as follows:

District B1 – Maximum height would not change

District B2 – Maximum height for commercial property would be 35 feet
Maximum height for residential property would be 42 feet

District B3 – Maximum height would be determined based on line of sight ranging from
48-125 feet

Member Murphy stated that he recalled in previous discussions that the maximum height would remain the same but by introducing a P.U.D., a higher building could be allowed.

Chairman Wiener suggested that the ordinance change but also allow for a P.U.D..

Member Murphy stated that if the ordinance stays the same and if they incorporate a P.U.D., it would make it a little more acceptable to the Mayor and City Council.

Member Murphy also stated that brownstones are now usually built more than 42 feet high and he suggested changing the maximum height in District B2 to accommodate current architectural standards.

Chairman Wiener suggested changing the maximum height from 42 to 48 feet. The Commission members agreed that 48 feet would be more appropriate.

Chairman Wiener also stated that no building could be taller than 125 feet in District B3.

Member Murphy pointed out that in District B2 the wording doesn't specify 35 feet for commercial and 48 feet for residential.

Chairman Wiener made the appropriate changes.

Member Mathews asked if the wording on a P.U.D. would be listed separately or strictly under each business districts.

Chairman Wiener stated that the wording would be listed in both sections.

Member Bucci stated by keeping the ordinance the same, it would steer developers to go with a P.U.D.

Member Bucci discussed a handout she created in reference to a P.U.D. She stated that a P.U.D. would make all districts more flexible which would make it more attractive for the builders.

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Members Murphy and Member Abrams suggested putting some retail specifications in District B3.

Member Bucci stated that she would change the specifications to be the same as in District B2.

The Commission members looked over the list of prohibited uses.

Member Searcy suggested putting commercial private transportation, private bus service, and private bus stops on the list of prohibited businesses. She also suggested that drive-thru food service establishments be prohibited.

Chairman Wiener asked Attorney Petrov if charts could be used instead of verbiage in the Code of Ordinances.

Attorney Petrov stated that tables, charts and matrices can be used in the Ordinances.

Member Searcy asked if, at this point, the outlines and current changes could be submitted to City Council.

Council Liaison Dixon suggested that the wording for a P.U.D. be simple.

#5. Member Bucci moved to have all listed changes that were discussed, be added to prohibited uses in the Code of Ordinances. Member Abrams seconded.

MOTION CARRIED UNANIMOUSLY

#6. Member Bucci moved to change maximum heights in District B2 to 35 feet for commercial property and 48 feet for residential property. Member Searcy seconded.

MOTION CARRIED UNANIMOUSLY

NO ACTION WAS TAKEN ON AGENDA ITEM #7

#4. DISCUSSION AND POSSIBLE ACTION ON USES IN THE PROPOSED NEW BUSINESS DISTRICTS

ITEM WAS TABLED UNTIL NEXT MONTH'S MEETING

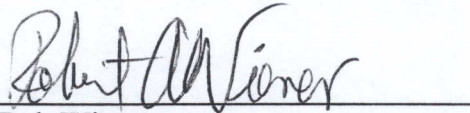
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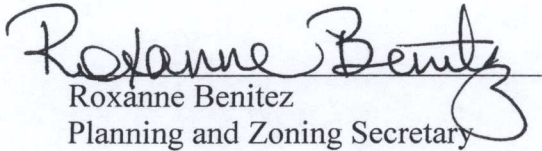
#8. ADJOURN

Member Searcy moved, Member Bucci seconded, to adjourn the meeting at 8:44 p.m.

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairman



Roxanne Benitez
Planning and Zoning Secretary