



**CITY OF HEDWIG VILLAGE  
REGULAR PLANNING AND ZONING MEETING  
THURSDAY, JANUARY 6, 2009**

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**#4. REVIEW OF MINUTES** – Sub-Committee meeting – December 9, 2008

The Commission reviewed the Minutes from the Planning and Zoning Building Heights Sub-Committee Meeting on December 9, 2008.

**#5. DISCUSSION AND POSSIBLE ACTION REGARDING BUSINESS USES IN BUSINESS DISTRICTS B1, B2 AND B3**

The Commission tentatively scheduled the date of January 22, 2009 at 7:00 P.M. for the Public Hearing for Setbacks. The Commission scheduled a date of January 27, 2009 at 7:00 P.M. as a second possible date.

Chairman Wiener reviewed the Business Districts on the City map. He stated the new B1, Bunker Hill to Corbindale, would be primarily retail with a maximum building height of 35 feet. He stated the new B3, Corbindale to Old Voss, would be mixed use with maximum building heights at 4 stories and possibly higher. He stated B2, with current boundaries, would be commercial and residential.

Chairman Wiener stated the Commission had previously discussed allowing individually owned residential. He stated the residential units currently located in B2 were grandfathered in when the Code was adopted by the City.

Chairman Wiener stated allowable Business Uses was a very big topic, a big concept.

Member Bucci stated the Commission had previously discussed allowing individually owned residential.

Chairman Wiener asked Member Bucci to explain mid-density as listed on the spreadsheet prepared by Members Bucci and Searcy.

Member Bucci stated the definition of mid-density would be 50-60 units. She stated high density would be more than 60 units.

Member Opalka read the definition of mid-density from the minutes from the July 1, 2008 meeting.

Member Bucci stated the definition from the July 2008 meeting was just a discussion item.

Chairman Wiener stated the Commission planned to ask City Council to allow the Commission to discuss the definitions with an Urban Planner.

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Chairman Wiener stated the main concept is the difference between individually owned units or rental units. He referred to the presentation by the developer who proposed an apartment complex on Campbell Road at Corbindale.

Member Bucci stated the developer would replace the current apartment complex with a complex with 294 rental units.

Chairman Wiener stated the City and the residents need to make their opinions known about this topic sooner rather than later.

Member Bucci stated the proposed project would have 294 units, be 5-6 stories high with one below ground level for parking. She stated the issue of allowing the number of units and the building height is very important, as well as line of sight issues to the residential areas.

Chairman Wiener stated the residential units currently in B2 were grandfathered in. He stated if any new buildings were to be built in B2, the Code only allows for commercial unless the Commission changed the allowable uses in B2 to include residential. He stated the Commission would need to decide on allowing residential in B2 and what type of residential.

Member Searcy stated she was not against residential; however, she would prefer individually owned units.

Member Bucci stated if the Commission allowed densely packed units, it would adversely affect traffic. She stated she would prefer individually owned units, imposing a limit on building height and number of units.

Member Schulte stated he would prefer to limit the number of units.

Member Opalka stated parking would be a problem if residential were allowed. He stated he would prefer low density only, allowing 2 parking spaces per unit. He stated he would also limit the number of units. He stated single family dwellings only.

Chairman Wiener stated he preferred low rise, individually owned property.

Member Searcy asked if the Commission could limit the density of a complex.

Chairman Wiener stated the consensus was for individually owned property. He stated the details would still need to be worked out.

Chairman Wiener stated the spreadsheet compiled by Members Bucci and Searcy included categories for allowable business uses, as well as unfavorable categories.

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Member Bucci stated the original list of allowable uses included obsolete types of businesses, such as typewriter repair. She stated the list was modified to include general categories, but still prohibit the types of businesses not wanted in the City.

Chairman Wiener suggested reviewing the categories of business uses at the next meeting.

Chairman Wiener suggested tabling further discussion on Item #5 until next months meeting.

**#6. ADJOURN**

Commission Member Schultea moved, Commission Member Searcy seconded, to adjourn the meeting at 7:45 P.M.

**MOTION CARRIED UNANIMOUSLY**



Lisa Modisette  
Planning and Zoning Secretary