

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
WEDNESDAY, MARCH 03, 2009
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:05 P.M.

Present: Bob Wiener, Chairman
 Bitsy Searcy
 Pat Murphy (arrived at 7:10 pm)
 Barbara Abrams
 Frank White
 Michael Schultea
 Alan Petrov, City Attorney

Absent: Mark Tidwell
 Sylvie Bucci
 Larry Opalka
 Bob Dixon, Council Liaison

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Regular Monthly Meeting – January 6, 2009 & February 3, 2009

Member White moved, Member Searcy seconded, to approve the minutes for February 3, 2009.

MOTION CARRIED UNANIMOUSLY

Member Searcy motioned to have the minutes from the January 6, 2009 tabled for review and reconsideration, Member White seconded.

MOTION CARRIED UNANIMOUSLY

#4. REVIEW OF MINUTES – Sub-Committee Meetings – January 6, 2009, January 22, 2009, February 3, 2009 & February 18, 2009

The Commission reviewed the minutes from the Sub-Committee Meetings held on January 6, 2009, January 22, 2009, February 3, 2009 & February 18, 2009.

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#5. POWER POINT PRESENTATION GIVEN BY DR. RICHARD PLESSALA

Dr. Plessala stated that the proper equipment was not available, instead he handed out a printed version of the power point presentation to all of the committee members.

Rand Stephens assisted Dr. Plessala and they discussed what some of the challenges in B-4 are.

Member Murphy voiced his concerns regarding traffic flow on the I-10 South Service Road. He stated that traffic would increase dramatically if a large development were to be built in B-4. Also, the traffic flow would elevate on Gaylord Drive & Echo Lane as well.

Dr. Plessala stated that a traffic study was submitted to Building Official Standley and an engineer submitted the traffic study to the commission in a previous meeting.

Member Murphy asked Mr. Stephens what is the current value of the properties owned by him and Dr. Plessala and what would be the estimated value if the desired changes are made.

Mr. Stephens stated that currently his land value is 5 million and Dr. Plessala's property is worth approximately 20 million. With the changes, Mr. Stephens stated that his property value would increase to 45 million and Dr. Plessala's property would increase to 75 million. Mr. Stephens expressed that his ideas for what should be built on his property include high-end boutiques, offices and restaurants that are in a pedestrian-friendly environment.

Dr. Plessala stated that no actions will be made within a year.

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

Chairman Wiener stated that he is going to write a letter to the Mayor and Council regarding business districts and the changes he recommends. He stated that Section B1, which would run from Bunker Hill to Corbindale, the building heights would range from 35ft to 40ft and be all retail. Section B2 would be a combination of residential and commercial retail. He recommended that the building heights in B2 would range from 40ft to 45ft for new residential and only allow individually owned. He stated that height for the commercial retail should be no more than 35ft. He recommended that Section B4 be removed and merge with B3, which would stretch from Corbindale to Voss and include a combination of retail and office.

Member Searcy agreed to Chairman Wiener's recommendations.

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#7. DISCUSSION AND POSSIBLE ACTION CONCERNING SETBACKS

Chairman Wiener stated that he believes accessory building that are detached and one-story should have 15-foot set backs and two-story attached accessory buildings should have 25-foot setbacks. He also stated that he wanted to send a notice to the Mayor to keep her informed.

Member Murphy stated that it would be beneficial is there were a visual model for the commission.

Member Searcy stated that builders are taking advantage of the current city ordinances. She also recommended changing the front setback lines.

Chairman Wiener stated that it would be difficult to change front yard set backs.

Member Searcy stated that she is in favor of changing set back lines by an addition 10 feet and would like the commission to continue discussing Items #6 and #7 at the next meeting.

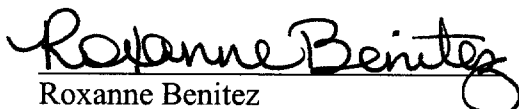
Member Murphy stated that he believes the city ordinances should be updated. He also stated that there should be a deadline on how long a subject should be discussed by the commission and in what time frame a recommendation needs to be submitted to the City Council.

Chairman Wiener stated that a revision to the city ordinances and a separate committee used for that purpose should be created.

#8. ADJOURN

Chairman Wiener moved, Member White seconded, to adjourn the meeting at 8:25 p.m.

MOTION CARRIED UNANIMOUSLY


Roxanne Benitez
Planning and Zoning Secretary