

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING
REGULAR CALLED MEETING
TUESDAY, FEBRUARY 03, 2015
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:12 P.M.

Present: Sylvie Bucci, Chairperson

Commission Members

Susan Mathews
Pat Murphy
Larry Opalka
Tom Roth
Bitsy Searcy
Rakesh Verma

Alan Petrov, City Attorney

Absent:

Commission Member Michael Brandt
Commission Member Barbara Abrams

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES - Jan 6, 2015 Regular Monthly Planning and Zoning Meeting.

Attorney Petrov suggested that a motion to postpone approval of minutes should be taken in order to correct the missing action item regarding the vote to approve the PUD document to go before City Council for review.

Member Mathews moved, Member Searcy seconded to postpone approval of the minutes for the Jan 6, 2015 regular Planning and Zoning Meeting.

Members Mathews, Murphy, Roth, Searcy and Verma voted "Aye", "Noes" none.
Member Opalka abstained since he didn't attend the previous meeting.

MOTION CARRIED.

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#4. REPORT ON CITY COUNCIL MEETING

Council Liaison Wiener stated that primary topics at the previous City Council meeting were demolition of the old HVPD building and the approval for sound abatement which would decrease traffic noise by nearly 50% or 5 decibels.

#5. COMMENTS FROM CITY COUNCIL LIAISON

Council Liaison Wiener suggested that Chairperson Bucci send the PUD document to be redistributed to the Planning and Zoning members.

#6. REPORTS FROM SUBCOMMITTEES

a. PUD SUBCOMMITTEE COMMENTS

Member Searcy stated that at the Jan 6, 2015 meeting, the Planning and Zoning Members did not make any changes to the language in the PUD document and the members voted unanimously to send the PUD Ordinance to City Council for review.

Member Mathews stated that the minutes of the January 6th meeting needed to be amended in order to show the action to approve the PUD for review.

#7. REVIEW AND DISCUSSION OF PUD SUBCOMMITTEE REPORT

None.

#8. REVIEW, DISCUSSION, AND POSSIBLE ACTION ON DISALLOWMENT SHORT-TERM RESIDENTIAL LEASES

Chairperson Bucci stated that there is a global trend to use online services that allow temporary leases of residential properties in the place of hotels. She also stated that there are condos located near Hedwig Village that are used in such a capacity. She questioned whether this is something Hedwig Village should be concerned about.

Member Mathews stated that she was not aware of such an issue.

Attorney Petrov asked if there were any properties being used in a B&B capacity in the City.

Chairperson Bucci stated that there were not actually any in the City of Hedwig, however there were some properties being leased as 'Air B&B' near the city.

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Member Roth stated that this was an issue for future review, however it didn't seem to be a current issue.

Member Mathews agreed that if it was not a current issue, she didn't see the necessity to create an issue that could generate difficult restrictions for residents trying to lease their homes for reasonable periods of time.

Member Murphy suggested that each member do their own research on the topic and table the topic until the next Planning and Zoning meeting.

Chairperson Bucci agreed to table the topic until the following meeting.

#9. REVIEW AND DISCUSSION RELATED TO THE ADVANTAGES AND DISADVANTGES OF BURIED ELECTRIC LINES

Chairperson Bucci felt that buried electric lines was a topic originally brought to the forefront after Hurricane Ike which caused the failure of some power in the City of Hedwig Village. She felt that the question was whether or not new homes should be required to have buried electric lines.

Attorney Petrov asked whether or not she was specifically speaking of power lines from house to the pole or the pole lines going through the city.

Chairperson Bucci confirmed that she was speaking about all power lines on residential property as well as the lines running throughout the city due to the fact that it would aid quicker recovery of loss of power due to future severe weather i.e. hurricanes.

Attorney Petrov felt it was already an existing requirement according to the current building code.

Chairperson Bucci stated that to her understanding Centerpoint Energy would charge an additional cost to bury both residential and commercial power lines.

Attorney Petrov stated that this was already a requirement for commercial power lines. He also stated that it could be required with new subdivisions, because in a preexisting subdivision such as Hedwig there is no 'developer' thus it would need to be an agreement amongst the residents in order to undertake such an endeavor to retrofit existing power lines.

Member Opalka requested that an action item be created regarding the city code requirements pertaining to buried electric lines. He stated that he would gather more information on the topic as well as speak to the building official on the subject.

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Chairperson Bucci felt that the lines within a property are under ordinance to be buried and that the transmission line along main roads and that a nuisance exists within the language that should be altered.

#10. REVIEW AND DISCUSSION REGARDING THE DRAFTING OF A COMPREHENSIVE PLAN

Member Searcy stated that part of the PUD subcommittee had drafted a comprehensive plan.

Chairperson Bucci requested that Member Murphy explain the comprehensive plan.

Member Murphy stated that the current Hedwig Village comprehensive plan was short and was written in the 1980's. He stated that it is a brand or identity goal pertaining to an individual city.

Chairperson Bucci stated that she would like to suggest the creation of a PUD subcommittee in order to review and update the comprehensive plan. She defined the comprehensive plan as: Goals, objectives and strategies adopted in order to create a master plan which becomes a tool that is used to affect overall feel and function of an environment that will ultimately be the comprehensive plan document that will ultimately create brand.

#11. REVIEW AND DISCUSSION REGARDING THE CREATION OF SUB-COMMITTEE FOR DESIGN GUIDELINES

Chairperson Bucci stated that two subcommittees would be ideal consisting of a PUD committee as well as a Design Guideline committee. She suggested that Member Murphy and possibly a second member work on the comprehensive plan.

Member Mathews stated that a comprehensive design guide would be greatly beneficial considering the new building projects that are on the horizon and should be created as soon as possible.

Chairperson Bucci stated that design guidelines should be made a priority in order to send a proposed solution to City Council for review and then afterwards work on the comprehensive plan.

Member Searcy stated that there had already been some work done on the comprehensive plan dating back to September, 2000.

Chairperson Bucci stated that she felt that forming two subcommittees would be most beneficial. She asked the members if anyone was interested in working on the comprehensive plan. She continued and asked Member Murphy if he would be available to work on the PUD since he had already done a lot of work on this issue.

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Member Murphy stated that he could continue to work on the issue where he had been working but could not commit a great deal of time. He also stated that he would work on the comprehensive plan himself and bring something for the commission to review.

Member Searcy stated that she would be willing to help Member Murphy continue drafting the Comprehensive Plan.

Member Roth said that he would be willing to work on the Design Guideline Subcommittee.

Member Mathews stated that she would stay with the PUD subcommittee.

Chairperson Bucci stated that she would join the Design Guideline Subcommittee herself. She stated that they would then have a total of three subcommittees, a PUD Subcommittee, which she stated she would also assist with, the Comprehensive Plan Subcommittee Consisting of Members Murphy and Searcy and the Design Guide Subcommittee.

#12. RE-ADDRESSING “DARK SKIES” AS TOPIC TO BRING CONCEPT BEFORE CITY COUNCIL

Chairperson Bucci stated that the “Dark Skies” document would require language to be amended as previously discussed clarifying that the light trespass referred to both commercial and residential. She also stated that the draft would be ready for review by City Council the following month.

#13. PROPOSED AGENDA ITEMS FOR NEXT MEETING

Member Murphy requested items including landscaping of native plants and larger tree plantings, diameter for tree in the ordinances, Dark Skies and burying of the power lines be brought back up for discussion.

#14. ADJOURN

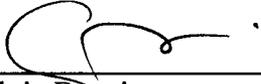
Member Murphy moved, Member Searcy seconded, to adjourn the meeting at 8:40 p.m.

Members Mathews, Murphy, Opalka, Roth, Searcy and Verma voted “Aye”, “Noes” none.

MOTION CARRIED UNANIMOUSLY

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Sylvie Bucci
Planning and Zoning Acting Chairperson



Brandy Jaramillo
Planning and Zoning Secretary