

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, JUNE 3, 2014
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

Commission Members

Michael Brandt

John Niemann

Bitsy Searcy

Pat Murphy

Susan Mathews

Larry Opalka

Sylvie Bucci, Vice-Chair

Alan Petrov, City Attorney (arrived at 7:10 p.m.)

Bob Dixon, Council Liaison (left early at 7:36 p.m.)

Absent: Commission Member Barbara Abrams

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Regular Monthly Meeting on May 6, 2014

Member Mathews motioned, Member Searcy seconded, to approve the minutes with correction to item #5 – change “Member Wiener” to “Chairman Wiener”.

MOTION CARRIED UNANIMOUSLY

#4. REPORT ON CITY COUNCIL MEETING

Chairman Wiener stated that he attended the City Council meeting. He stated there was a discussion on the uses of the rights of ways, but P & Z did not deal with this area. There were no further comments concerning P & Z.

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#5. COMMENTS FROM CITY COUNCIL LIAISON

Council Liaison Dixon stated Council stayed neutral on the matter concerning right of ways and only listened to citizen comments since it was not an agenda item, but it would possibly be further discussed in the next meeting. No other items pertained to P & Z.

#6. REPORTS FROM SUBCOMMITTEES

- a. **PUD SUBCOMMITTEE** – Member Searcy presented the draft PUD document. She stated she pulled information from websites which were listed at the back of the document. The document defined a PUD and explained the intent, purpose, common and potential uses, performance standards, and modifications of development standards involved with a PUD.

- b. **BUSINESS ORDINANCE REVIEW SUBCOMMITTEE** –

ITEM WAS TABLED

#7. REVIEW AND DISCUSSION OF PUD SUBCOMMITTEE REPORT

Council Liaison Dixon suggested P & Z focus on a final draft and what they wanted to see in the simplest form, before handing over the document to Council.

Member Bucci said it would be protection for residents that city government is looking after development and would make sure it's beneficial to the residents.

Member Brandt clarified that City Council Member Putterman redlined the PUD document for the subcommittee.

Member Bucci said the PUD would serve as guidelines and restrictions within some parameters, so there's no free for all for builders.

Member Murphy presented a document from a third party source that could help guide them with future development in the city.

Member Bucci stated it underlines the benefit or revitalization and maintaining business districts on a regular basis and the development is currently less than desirable for tenants. She also pointed out that business districts are not maximized in producing tax revenue.

#8. REVIEW AND DISCUSSION OF BUSINESS ORDINANCE REVIEW SUBCOMMITTEE REPORT

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Chairman Wiener stated they would acknowledge that Member Mathews would be assessing the need for this subcommittee.

ITEM WAS TABLED

#9. REVIEW AND DISCUSSION OF ESTHETICS OF THE CITY RIGHT-OF-WAYS IN THE RESIDENTIAL DISTRICTS

Chairman Wiener asked if P & Z had influence on esthetics.
City Attorney Petrov suggested the topic be dropped since P & Z had no control.

#10. REVIEW STATUS OF PROPOSED CHANGES TO THE BUSINESS DISTRICTS

Chairman Wiener stated there were major changes and asked Members to recall the combinations of districts previously mentioned. He stated that there wasn't a point to hash out details if City Council didn't see merit to it.

Member Murphy suggested taking the six items previously discussed to City Council to see if it will go further.

Chairman Wiener agreed and said he had sent the list to Council Liaison Dixon several times, but the list had never made the agenda for City Council. He said the big change would be whether or not to allow new residential construction in business district 2.

Member Bucci stated that originally they had liked the buffer of the residential and how it accommodated the line of sight with the building heights and currently the way the ordinance is set up, a four story building could go along that bayou and served as no protection for the residents.

Chairman Wiener corrected and said in the ordinance you had to be at least 200 feet from the residential line.

Member Murphy stated that District B2 was previously presented to allow for people that wanted to stay in the city with small lot sizes and less maintenance.

Chairman Wiener said he had wanted to review this topic, but was going to present the letter again to the Mayor and City Council for action.

#11. PROPOSED AGENDA ITEMS FOR NEXT MEETING

Member Mathews suggested a formal letter be written for items from P & Z to go on to the City Council agenda.

Member Bucci suggested the six item list be placed in June's City Council Agenda and in July the PUD concept and the business uses would be placed.

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Chairman Wiener stated comments from P & Z Members about PUD concept draft needed to be submitted by June 20th to be taken into consideration.

Member Opalka suggested changing the word “should” to shall in the PUD concept draft because should was too loose of a word and also that in item #3 “may” needed to be changed to “shall”.

Member Searcy suggested changing item #8 to possible action for the P&Z agenda.

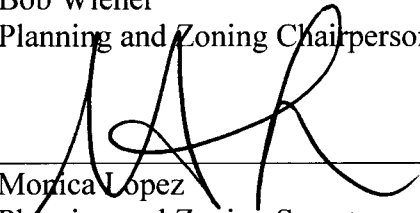
#12. ADJOURN

Member Mathews motioned, Member Searcy seconded, to adjourn the meeting at 8:26 p.m.

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairperson



Monica Lopez
Planning and Zoning Secretary