

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, SEPTEMBER 2, 2014
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:00 p.m.

Present: Bob Wiener, Chairman

Commission Members

Barbara Abrams

Pat Murphy (arrived at 7:14 p.m.)

Susan Mathews

Bitsy Searcy

John Niemann (departed at 7:11 p.m. after resignation)

Sylvie Bucci

Alan Petrov, City Attorney

Bob Dixon, Council Liaison

Absent: Commission Member Michael Brandt
Commission Member Larry Opalka

#2. RESIDENT/VISITOR COMMENTS

Visitor Mark Scimemi discussed possible development in the eastern portion of Hedwig Village Business District B4 and part of Hunter's Creek.

Chairman Wiener informed him no dialogue could be taken because the matter was not on the P&Z agenda.

There were no further comments.

#3. APPROVAL OF MINUTES – Regular Monthly Meeting on August 5, 2014

Member Searcy motioned, Member Mathews seconded, to approve the minutes.

MOTION CARRIED UNANIMOUSLY

#4. REPORT ON CITY COUNCIL MEETING

None

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#5. COMMENTS FROM CITY COUNCIL LIAISON

Council Liaison Dixon stated the last City Council meeting focused on the tree ordinance and no topics concerning P&Z were discussed.

Member Niemann began a discussion with Council Liaison Dixon about the right of ways. After some discussion, Member Niemann presented a letter to Chairman Wiener and announced his official resignation from the P&Z board at 7:11 p.m.

#6. REPORTS FROM SUBCOMMITTEES

- a. **PUD SUBCOMMITTEE** – Member Searcy stated they had turned in the report and received comments back from other members.
Chairman Wiener said the document needed to be resubmitted with the corrections to the members.

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

ITEM WAS TABLED

#7. REVIEW AND DISCUSSION OF PUD SUBCOMMITTEE REPORT

Member Searcy stated Member Opalka and Chairman Wiener were the only ones that submitted comments about edits.

Member Bucci read highlights out of the PUD document.

Member Searcy mentioned no edits had been made from the comments received since there was no direction to. She believed the comments needed to be discussed and agreed with among all members. Member Searcy stated the possible changes involved Member Opalka's email, which would be discussed after the document was reviewed.

Member Searcy stated the document was a suggestion or outline for City Council.

Member Mathews clarified it was not an ordinance P&Z was presenting to City Council.

Member Bucci stated the way the document would be presented allowed City Council to add or remove steps.

Member Murphy suggested in the definition of PUD section to add "in business district" and in the title.

Member Bucci stated to cross out section b on page four.

Member Mathews suggested taking out the question marks near diameter for tree ordinance.

Member Bucci mentioned the addition of the sentence "a goal is to protect the residents" to item number two, page seven at the end.

Members reviewed Member Opalka's email regarding the PUD document and agreed to change all "should" or "may" to "shall" to make the document direct and not so loose.

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Member Searcy stated she would make all the corrections and send it out for distribution. Attorney Petrov stated they could present the document to City Council as a preliminary document, since it had not been voted on by P&Z, it would not be a permanent document. Chairman Wiener stated on the next agenda the item will change to discussion and possible action for the PUD document.

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

ITEM WAS TABLED

**#9. REVIEW, DISCUSSION, AND POSSIBLE ACTION ON NEW LIGHTING
ORDINANCES FOR THE BUSINESS AND RESIDENTIAL DISTRICTS**

Member Bucci was given direction to design a two paragraph ordinance that communicated lighting should not shine to the south on the residential district, and explain the usage of the dark skies lighting in commercial and residential areas.

Chairman Wiener stated he would like to present the document to City Council to become an ordinance.

**#10. REVIEW, DISCUSSION, AND POSSIBLE ACTION ON NEW LANDSCAPING
ORDINANCES FOR THE BUSINESS DISTRICTS**

Member Murphy stated landscaping would be part of a design comprehensive plan.

Member Bucci stated they had previously spoke of two options, one talked about doing a comprehensive plan that would include a landscaping paragraph, or option two it became part of the ordinance.

Member Mathews motioned, Member Searcy seconded to postpone the item.

**MOTION CARRIED UNANIMOUSLY
ITEM WAS POSTPONED**

**#11. REVIEW, DISCUSSION, AND POSSIBLE ACTION ON NEW LINE-OF-SIGHT
ORDINANCES FOR THE BUSINESS DISTRICTS**

Chairman Wiener stated in Business District 3 you could have a 42' high building 25' from the property line of the residential area to 200' away. And beyond 300' you can have a building 70' high.

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Chairman Wiener stated he was unsure if this topic was worth doing anything with and he would speak to Building Official Lane Standley concerning this topic.

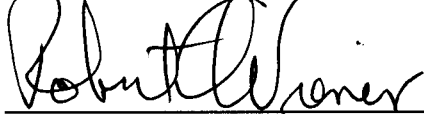
#12. PROPOSED AGENDA ITEMS FOR NEXT MEETING

Member Murphy suggested to draft a statement on design guidelines and also mentioned he would be out of the country for next month's meeting.

#13. ADJOURN

Member Searcy motioned, Member Bucci seconded, to adjourn the meeting at 8:40 p.m.

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairperson



Monica Lopez
Planning and Zoning Secretary