

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, MARCH 05, 2013
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:03 p.m.

Present: Sylvie Bucci, Chairperson
Pat Murphy
Bitsy Searcy
Barbara Abrams (arrived at 7:07 p.m.)
Larry Opalka
Susan Mathews (arrived at 7:29 p.m.)
Brooks Howell
Bob Wiener (arrived at 7:05 p.m.)
Alan Petrov, City Attorney

Absent: Michael Schultea
Bob Dixon, Council Liaison

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Regular Monthly Meeting on February 05, 2013

Member Murphy motioned, Member Opalka seconded, to approve the minutes for the Regular Monthly Meeting held on February 05, 2013.

MOTION CARRIED UNANIMOUSLY

#4. DISCUSSION, RECOMMENDATIONS AND ACTION ON P.U.D. DEVELOPMENT PROPOSAL

Chairperson Bucci submitted a packet with the goal, definition, general provisions & restrictions of a P.U.D. She then went over the packet verbally with the members and asked for feedback.

Member Brooks stated, and Member Wiener agreed that currently, there are not any open spaces in Hedwig Village.

Member Brooks suggested adding verbiage in order to protect trees.



**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 05, 2013**

MINUTES – PAGE 2

Member Opalka stated that there is currently an ordinance in place to protect trees and that a tree permit is required in order to remove trees.

Member Brooks stated he felt that 30% of improved open space is a lot and suggested 10%.

Chairperson Bucci agreed.

Member Wiener stated that there should be wording added in regards to protecting significant trees. Member Wiener also stated that ¼ of a mile under proximity was quite a bit.

Member Howell suggested adding verbiage stating that the open spaces added should be part of the first phase of construction. He also stated that a conveyance is another word for an open space easement.

Member Wiener suggested changing the word “conveyance” in the packet to “easement.”

Attorney Petrov agreed in changing the word “conveyance” in the packet to “easement.”

Chairperson Bucci stated that she will change the title “conveyance” to “open space easement.”

Member Howell suggested removing the sentence, “*However, the Planning Commission reserved the right to require that a P.U.D. consist of only retail uses when circumstances warrant.*”

Member Wiener suggested changing the verbiage of:

Where there is uncertainty in determining a parcel's qualification to be included in the P.U.D., the Planning Commission shall resolve the issue and make a determination as to the project boundaries, after considering the advice of the The City of Hedwig Village and the request by the applicant.

Members Howell, Mathews and Opalka agreed that changes need to be made to that sentence.

Member Mathews stated that a P.U.D. application should help determine whether someone is approved for a P.U.D.

Member Wiener suggested to either changing the verbiage of maximum building heights to ten stories because it is a contentious issue or to put a range such as 6-10. He also suggested to taking out 125 feet.



**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 05, 2013**

MINUTES – PAGE 3

Member Howell suggested using building heights as leverage to help increase sales tax.

Chairperson Bucci stated that sales tax generation should be tied to a P.U.D.

Members Wiener and Howell agreed.

Member Opalka suggested that they should put a definite number on height.

Member Murphy suggested that they not allow a P.U.D. anywhere in the City. He also stated that by restricting the geography, the idea of a P.U.D. will seem more appealing.

Member Mathews suggested having different height limits depending on which business district the business is.

Member Opalka suggested changing the following verbiage:

A P.U.D. is a unique development and does not follow the requirements contained in other Articles of the City of Hedwig Village Ordinance.

He suggested changing “the requirements” to “all requirements.”

Member Wiener agreed.

Member Howell stated that the P.U.D. will be its own separate ordinance.

Member Mathews suggested that they focus on concepts at this time and technicalities later.

Member Howell suggested adding more detailed items to the restrictions.

Member Wiener asked is LEED silver was a requirement or a suggestion.

Chairperson Bucci stated that is a requirement.

Member Howell stated that LEED silver is not very difficult.

Member Mathews stated that 4,000 square feet for a townhome is quite large and suggested looking at the different townhomes in the area.

Member Murphy stated that this is a starting point.

Chairperson Bucci asked if it should be stated that townhomes could only be allowed in B2.



**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 05, 2013**

MINUTES – PAGE 4

NO ACTION WAS TAKEN

#5. DISCUSSION OF REVITALIZATION IN BUSINESS DISTRICTS

NO DISCUSSION WAS MADE

ITEM WAS TABLED

#6. DISCUSSION ON RESTRICTIONS AND PREVENTIONS TO NEW REDEVELOPMENT

Chairperson Bucci read a list of causes of urban decay to members and asked if they had any more items to add or suggestions.

ITEM WAS TABLED

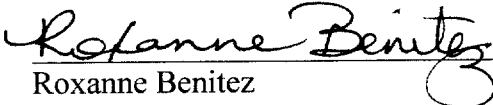
#7. ADJOURN

Member Wiener motioned, Member Howell seconded, to adjourn the meeting at 8:56 p.m.

MOTION CARRIED UNANIMOUSLY



Sylvie Bucci
Planning and Zoning Chairperson



Roxanne Benitez
Planning and Zoning Secretary

