

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
PUBLIC HEARING  
TUESDAY, NOVEMBER 19, 2013  
7:00 P.M. – 955 PINEY POINT ROAD**

**CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:03 p.m.

Present: Bob Wiener, Chairman

Commission Members

Michael Brandt

Larry Opalka

Barbara Abrams

Bitsy Searcy

Alan Petrov, City Attorney

Bob Dixon, Council Liaison

Absent: Commission Member Sylvie Bucci, Vice-Chair  
Commission Member John Niemann  
Commission Member Susan Mathews  
Commission Member Pat Murphy

**JOINT PUBLIC HEARING**

City Attorney Alan Petrov read ordinance to discuss the ability to construct a drive thru in the B District of Hedwig Village. Stated use is currently prohibited / restricted, but before any changes are made must have a Public Hearing to the community to chance to speak for or against.

Chairman Wiener asked if there were any speakers present.

Mike Baker approached podium. Stated he is a resident of Piney Point Village. Stated he would like to see ordinance done where the safety of the residents is main concern. Presented photos of the proposed Starbucks location on Brogden and I-ten. Stated he owned the shopping center adjacent to this location and is approximately 10,000 square feet. He stated his concern for the track/path of the drive thru and felt it would be a dangerous location if traffic was to flow out onto the main road. He mentioned an exit ramp from I-ten is close to the proposed location and felt cars speeding off the freeway into stopped traffic from the drive thru could cause accidents. Stated the language of the amendment says "may require" but felt as if a traffic study "should be required". He also

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, DECEMBER 3, 2013**

**MINUTES – PAGE 2**

---

presented photos from another Starbucks location on I-ten near Bingle where approximately 13-15 cars are shown at the drive thru early in the morning. He believed the amount of traffic could be the same for the proposed Starbucks, which could either feed into the main road, or cause traffic in the adjacent parking lot, prohibiting customers to park or get to other businesses.

Bryan Saxenian approached the podium as a representative of the property owner that proposed to lease to Starbucks. He stated the company had no issue toward conducting a traffic study and is on board with the idea. He presented a rough plan of the Starbucks showing the back of the property and where the drive thru is proposed to be. Stated the drive thru would be built to sustain about 8 vehicles and an additional 3 or 4 vehicles before flowing onto the main road. He handed the plans over to the members to keep and to review for any other questions. Stated the goal was to make the Starbucks both safe and aesthetically welcoming to the community.

Chairman Wiener stated the size of the Starbucks was actually not too big (approximately 750 square feet) and was directed to be more of a drive thru business then a sit down.

Commission Member Searcy questioned the proposed drawing because it indicated only 4-5 parking spaces allowed for the Starbucks which were predominantly blocked by drive thru cars in line.

Bryan Muecke resident of 811 Hedwig Way approached the podium. He asked why this was not being done through variance.

City Attorney Petrov stated the City Code allows drive thru in District B.

Bryan Muecke questioned about the Building Officials role and process, the point in limiting drive thrus to one lane, and making the amendment more restrictive.

City Attorney Petrov responded the point was to get drive thrus out of congested areas for traffic and safety issues. He also stated everything is specific to one ordinance. The potential Starbucks only provides examples of solutions and problems of drive thrus, but to consider a broader aspect for all businesses in Hedwig District B, not just the Starbucks. Also reminded the speakers the Planning and Zoning members can only make recommendations to the Council. He stated another goal was to possibly remove the Building Official from being the deciding factor on whether or not a traffic study should be conducted, but rather give this duty to the City.

Chairman Wiener asked for any other speakers. No one approached.

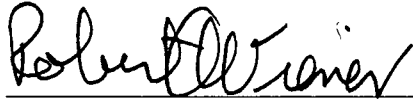
**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, DECEMBER 3, 2013**

**MINUTES – PAGE 3**

---

**ADJOURNMENT**

Commission Member Wiener closed Public Hearing at 7: 22 PM



Bob Wiener  
Planning and Zoning Chairman



Monica Lopez  
Planning and Zoning Secretary