

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, DECEMBER 06, 2011  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:11 p.m.

Present:

Bob Wiener, Chairman  
Bitsy Searcy  
Sylvie Bucci  
Barbara Abrams  
Pat Murphy (arrived at 7:20 p.m.)  
Susan Mathews  
Brooks Howell  
T J Burns (arrived at 7:23 p.m.)  
Alan Petrov, City Attorney (arrived at 7:20 p.m.)

Absent: Michael Schultea  
Bob Dixon, Council Liaison

**#2. SWEARING IN OF NEW PLANNING & ZONING COMMISSION MEMBER** – Brooks Howell

Member Howell was sworn in by Secretary Benitez prior to the commencement of the meeting.

**#3. RESIDENT/VISITOR COMMENTS**

NONE

**#4. APPROVAL OF MINUTES** – Regular Monthly Meeting – November 01, 2011

Member Searcy motioned, Member Mathews seconded, to approve the minutes for the Regular Monthly Meeting held on November 01, 2011.

**MOTION CARRIED UNANIMOUSLY**

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, DECEMBER 06, 2011**

**MINUTES – PAGE 2**

**#6. DISCUSSION AND POSSIBLE ACTION ON GEOGRAPHICAL AREAS OF  
NEW BUSINESS DISTRICTS**

Member Bucci motioned, Member Searcy seconded, to combine Districts B1 & B3 to become B1 only, to keep B2 the same and to change the name of B4 to B3.

**MOTION CARRIED UNANIMOUSLY**

**#5. DISCUSSION AND POSSIBLE ACTION ON USES IN THE PROPOSED NEW  
BUSINESS DISTRICTS**

Member Bucci read all changes since the November meeting and all allowable uses in the business districts.

Chairman Wiener stated he would like the wording in the ordinances to match the spreadsheets Member Bucci created and if there was a conflict between the ordinances and spreadsheets, the spreadsheets would supersede.

Member Murphy stated that prohibited uses should be discussed as well as allowable business uses.

Member Searcy read the list of all new prohibited uses.

Member Howell was concerned with having so many prohibited uses and named some of the downsides as well as what the current trends are.

Member Mathews motioned, Member Searcy seconded, to approve the November 8, 2011 spreadsheet list of uses and further review of prohibited uses.

Members Burns, Murphy, Abrams, Bucci, and Chairman Wiener voted AYE, Member Howell abstained.

**MOTION CARRIED**

**#7 DISCUSSION AND POSSIBLE ACTION ON PLANNED UNIT  
DEVELOPMENTS (P.U.D.)**

Chairman Wiener stated that the Commission would make a few changes to the current ordinances and create an ordinance for P.U.D.s.

Member Bucci informed the Commission of the goals regarding P.U.D.s and what should be included in the design guide.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, DECEMBER 06, 2011**

**MINUTES – PAGE 3**

Chairman Wiener suggested giving an outline of the design guide in order to present to City Council.

Member Bucci read the P.U.D. guidelines to the Commission members. She stated that the line of sight would not change, a minimum size of three acres would be required for a P.U.D. and the maximum height in district B2 would change to allow a variance.

Member Mathews motioned, Member Abrams seconded to approve the November 8, 2011 spreadsheet subject to further review with City Council.

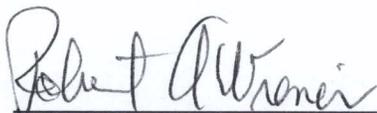
Members Burns, Murphy, Searcy, Bucci, and Chairman Wiener voted AYE, Member Howell abstained.

**MOTION CARRIED**

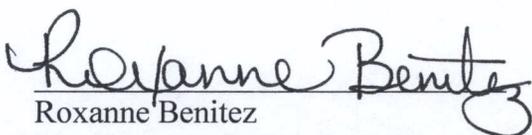
**#8. ADJOURN**

Member Searcy moved, Member Bucci seconded, to adjourn the meeting at 8:35 p.m.

**MOTION CARRIED UNANIMOUSLY**



Bob Wiener  
Planning and Zoning Chairman



Roxanne Benitez  
Planning and Zoning Secretary