

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, JUNE 09, 2009
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:13 P.M.

Present: Bob Wiener, Chairman
 Mark Tidwell
 Bitsy Searcy
 Sylvie Bucci
 Pat Murphy
 Barbara Abrams
 Frank White
 Bob Dixon, Council Liaison

Absent: Michael Schultea
 Larry Opalka
 Alan Petrov, City Attorney

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Regular Monthly Meeting – January 6, 2009 & March 3, 2009

Member Searcy moved, Member White seconded, to approve the minutes for January 6, 2009 and March 3, 2009

MOTION CARRIED UNANIMOUSLY

#4. PRESENTATION BY DR. RICHARD PLESSALA AND RAND STEPHENS

Dr. Plessala and Rand Stephens brought a large model of their proposal to increase building heights.

Mr. Stephens stated that their buildings are more than 300 feet away from residential properties and in accordance with current zoning ordinances they would like to have the heights increased.

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Dr. Plessala presented a traffic flow chart per Mr. Murphy's request, which was given at the March 3, 2009 meeting. An engineer designed the traffic pattern chart. He also presented a line of sight drawing, which showed a residential district could not view a 10-story building. The drawing was based on a house build on Capri Lane. Mr. Stephens and Dr. Plessala also presented a line of sight drawing from Brogden Road.

Mr. Stephens stated a typical 10-story building is about 145 feet in today's standards.

Member Tidwell stated that a 10-story building that is build on B3 could possibly not be in the line of sight.

Member Murphy asked Dr. Plessala if he was willing to alter the parking garage or build a garage that would only be accessed by the I-10 South Service Road.

Dr. Plessala stated that it was very possible and with today's architectural advances, garages can be made very appealing to the eye.

#5. DISCUSSION AND POSSIBLE ACTION REGARDING BUSINESS USES IN BUSINESS DISTRICTS B1, B2 AND B3

Chairman Wiener stated that the recommended changes were:

B1 would run from Bunker Hill Road to Corbindale Road and would contain 90% retail and 10% not retail.

B2 would remain the same and run south of Gaylord Drive at Campbell Road and contains a combination of retail, office and residential.

B3 would run from Corbindale Road to Voss Road and contain a combination of retail and office space.

Chairman Wiener also recommended that B2 change to allow mid-density individually owned residential.

Chairman Wiener asked Member Tidwell to draw up a letter for submittal to Liaison Dixon.

Liaison Dixon advised Chairman Wiener to be cautious in the wording they use for the formal recommendation. He stated that other cities, such as Spring Valley, have been injured financially because of business restrictions and by percentages of certain types of businesses allowed in the business districts.

Member Bucci presented a chart outlining the changes the commission recommends.

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Member Murphy recommended that the chart accompany the letter that would be submitted to Liaison Dixon.

Chairman Wiener agreed and that the chart should be included as an appendix to the letter.

NO ACTION WAS TAKEN

#6. DISCUSSION AND POSSIBLE ACTION CONCERNING SETBACKS

Member Searcy submitted a packet to the commission for review.

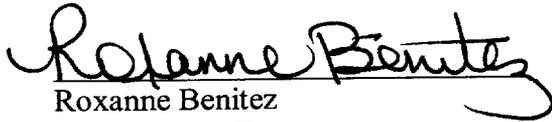
Member Searcy moved, Member Tidwell seconded, to have the item tabled until the next meeting.

MOTION CARRIED UNANIMOUSLY

#7. ADJOURN

Member Tidwell moved, Member Searcy seconded, to adjourn the meeting at 8:19 p.m.

MOTION CARRIED UNANIMOUSLY


Roxanne Benitez
Planning and Zoning Secretary