

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, SEPTEMBER 1, 2009  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:15 P.M.

Present:

Bob Wiener, Chairman  
Bitsy Searcy (arrived at 7:20 pm)  
Sylvie Bucci  
Barbara Abrams (left at 8:03 pm)  
Pat Murphy  
Frank White  
Bob Dixon, Council Liaison  
Alan Petrov, City Attorney

Absent:

Mark Tidwell  
Michael Schulte  
Larry Opalka

**#2. RESIDENT/VISITOR COMMENTS**

None.

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – August 11, 2009

Member White moved, Member Abrams seconded, to approve the minutes for August 11, 2009.

**MOTION CARRIED UNANIMOUSLY**

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

Chairman Wiener asked all Commission Members to review the letter regarding building heights that would be submitted to Liaison Dixon.

Member Murphy stated statements in the letter regarding district B2 were ambiguous.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 1, 2009**

**MINUTES – PAGE 2**

Chairman Wiener stated that section of the letter was purposely written ambiguously so that builders would have more options.

Member Murphy asked when was this issue going to be discussed more and brought to a vote.

Chairman Wiener stated that in next month's meeting things would be defined.

Member Murphy asked what would be the ad valorem received in a 75 million project. He stated that the answer to this question would help in their decision regarding this issue.

Liaison Dixon suggested the letter be submitted to him as soon as possible so that he may present it at the next City Council meeting.

Chairman Wiener stated that Member Murphy presented a good point in which clarification needed to be made on what type of individually owned residential homes would be allowed in District B2.

Member Murphy suggested that the letter submitted quickly so the Commission could receive feedback from the Mayor and Council.

Chairman Wiener had Commission Members review a letter regarding building heights that was discussed in the Sub-Committee meetings.

**NO ACTION WAS TAKEN**

**#5. DISCUSSION AND POSSIBLE ACTION CONCERNING SETBACKS**

Chairman Wiener recommended that two-story accessory buildings be required to have 25-foot rear yard set backs, 15-foot side set backs and restrictions on placement of side windows.

Member Murphy asked if front set backs were going to be discussed.

Chairman Wiener stated that one issue would be addressed at a time. Rear yard set backs for now so that a letter could be submitted to Liaison Dixon soon.

Chairman Wiener requested Member Searcy to speak regarding front set backs since she has researched this issue.

Member Searcy spoke to an architect requesting what the average depth of a new house is. The architect stated that the average new home is 70 feet deep. Member Searcy stated that 137 homes in Hedwig Village were less than 70 feet deep. In order for a house to be

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 1, 2009**

**MINUTES – PAGE 3**

70 feet deep in Hedwig Village, the total lot must be 165 feet deep, which would include space for the front and rear yard set backs. Member Searcy stated reducing the front set backs by 10 feet was not a lot.

Chairman Wiener suggested the issue be tabled until next month.

**NO ACTION WAS TAKEN**

**#6. DISCUSSION AND POSSIBLE ACTION ON DEVELOPING A LONG TERM LEAD ARCHITECTURAL PLAN FOR THE CITY**

Member Murphy submitted a power point presentation and a letter to the Commission Members for review. He stated his efforts were to make the City better and that this would not be a one or two year plan but would be stretched out over several years.

Member Bucci stated with a master plan, a guideline, it would help and allow opportunities for improvement, plus it would raise property values.

Member White stated things would not change.

Member Murphy stated without a plan things would never change and with a plan they could.

Chairman Wiener directed Commission Members to read the material Member Murphy submitted and he would hear responses at next month's meeting.

Member Bucci stated that the Commission should encourage builders to build in accordance with LEED (Leadership in Energy and Environmental Design) guidelines.

**NO ACTION WAS TAKEN**

**#7. DISCUSSION OF FUTURE AGENDA ITEMS**

Member White suggested current matters be finalized before adding new agenda items.

Member Murphy stated he had submitted a list previously.

Member Searcy stated she had submitted a list at the last meeting.

Member Murphy stated he would like to see an agenda item regarding light pollution added.

Member Searcy suggested increasing fence heights be added as an agenda item. She would like the fence heights to be increased from the current height of 6 ½ feet to 8 feet.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 1, 2009**

**MINUTES – PAGE 4**

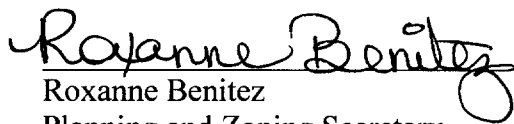
---

Chairman Wiener asked the Commission Members to submit their lists by email.

**#8. ADJOURN**

Member Searcy moved, Member Bucci seconded, to adjourn the meeting at 8:28 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary