

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING
SPECIAL CALLED MEETING
THURSDAY, OCTOBER 2, 2014
8:30 A.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 8:30 a.m.

Present: Bob Wiener, Chairman

Commission Members

Susan Mathews

Bitsy Searcy

Michael Brandt

Larry Opalka

Alan Petrov, City Attorney

Absent: Commission Member Barbara Abrams
Commission Member Pat Murphy
Commission Member Sylvie Bucci
Commission Member Tom Roth

Bob Dixon, Council Liaison

#2. RESIDENT/VISITOR COMMENTS

None

#3. DISCUSSION OF PROPOSED DEVELOPMENT IN THE EASTERN PORTION OF BUSINESS DISTRICT B-4.

Chairman Wiener stated the presentation seemed to be a very attractive development and something P&Z would want to encourage, but it brought up the discussion of the building height. He stated there were two scenarios, one that granted no change, and one with a change in height from 70' to 81' to build modern first class buildings.

Member Brandt stated he believed the height was understandable with all the new HVAC equipment required and additional space needed for wiring and plumbing.

Attorney Petrov stated the builders were going for a "stunning look" with higher ceilings and more of a modern design to attract high quality tenants.

Chairman Wiener stated he wanted the main discussion for the meeting to be whether or not P&Z should grant a changing of the code to the height for this project.

Member Opalka questioned if this change would set precedence for the future and how to prevent it from snowballing to greater changes in the future and if they could limit the change strictly to B4.

Attorney Petrov stated even though there was a change in one section, you do not have to change it in others, but that it is up to P&Z.

Chairman Wiener and members clarified what streets Business District B4 covered.

Member Opalka suggested making the height change strictly for B4 east of Brogden.

Member Mathews questioned why would they make a restriction on it and not utilize the height restriction throughout the entire B4 district.

Attorney Petrov stated it's best to not to segregate by doing "spot zoning" and preventing others in the same district to use the height.

Member Brandt stated he could see the conflict if some people in B4 ask why they were ineligible for the height change while others in B4 were; he believed there was merit to change the whole district.

Attorney Petrov passed out a possible revision of the code for section 506 B 5. The document suggested changing that section to be specifically for Business District B3 and to create a new section 506 B 6 for Business District B4. The wording for both sections would be similar except for the height in feet in section 6 (c).

All members were to review the changes for next meeting.

Member Opalka questioned whether or not Hedwig Village required traffic, utilities connection, fire, and/or police studies.

Chairman Wiener asked Building Official Lane Standley to join the meeting to answer Member Opalka's questions.

Lane Standley stated P&Z had passed an ordinance that required traffic studies for new commercial.

Member Opalka stated that he believed it was solely for places with a drive-through.

Building Official Standley stated he would get clarification and departed the meeting.

Chairman Wiener stated they would discuss item #4 until Lane returned.

Building Official Standley returned with City Administrator Beth Staton and a document of the ordinance previously passed by P&Z that summarized traffic studies were required for buildings with drive-throughs.

Member Opalka asked if there was a mechanism to require studies to be done for the development being built and future establishments.

Chairman Wiener stated there needed to be another place in the code that required traffic studies and other necessary studies.

City Administrator Staton and Building Official Standley clarified that utilities connection and fire were already required *as part of the building permit approval. JW*

Chairman Wiener stated there needed to be a traffic study that covers the surrounding major and small streets and would like the members to discuss the situation and possibly take action to ensure the City can require those, so this would become an agenda item at the next meeting.

#4. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED PUD WORKING DOCUMENT

Member Mathews stated she found a simple PUD ordinance from Carrollton to use as an example.

Member Searcy stated there were several ideas in the document that could be useful and helpful for the working document.

Member Mathews stated she believed it would be best presented as a separate document.

Member Searcy said she took notes and edited the document to fit The City of Hedwig Village.

Chairman Wiener said he wanted to avoid sending two separate documents to City Council and asked for Member Searcy to send over the new document for distribution and discussion next meeting.

ITEM WAS TABLED

#5. PROPOSED AGENDA ITEMS FOR NEXT MEETING

Chairman Wiener stated the agenda would remain similar, but would add an item for discussion and possible action to the Building Official's authority to require traffic studies and mitigation.

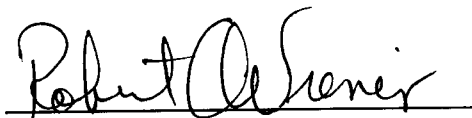
Member Mathews suggested changing item #4 to discussion and possible action on the proposed PUD ordinance and PUD development plan.

Chairman Wiener and Members all agreed upon the suggestion and the agenda will be modified.

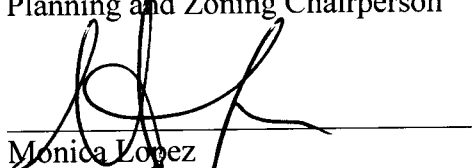
#6. ADJOURN

Member Mathews motioned, Member Searcy seconded, to adjourn the meeting at 9:35 a.m.

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairperson



Monica Lopez
Planning and Zoning Secretary