

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
REGULAR MEETING
TUESDAY, NOVEMBER 19, 2013
7:30 P.M. OR IMMEDIATELY FOLLOWING PUBLIC HEARING
955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:25 p.m.

Present: Bob Wiener, Chairman

Commission Members

Michael Brandt

Larry Opalka

Barbara Abrams

Bitsy Searcy

Alan Petrov, City Attorney

Bob Dixon, Council Liaison (Departed at 7:57 PM)

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

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Monthly Meetings on June 4, 2013, July 18, 2013, August 6, 2013, and October 21, 2013.

Member Opalka motioned, Member Abrams seconded, to approve the minutes for the Monthly Meetings held on June 4, 2013, July 18, 2013, August 6, 2013, and October 21, 2013.

MOTION CARRIED UNANIMOUSLY

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
REGULAR METING
TUESDAY, NOVEMBER 19, 2013**

MINUTES – PAGE 2

**#4. REVIEW, DISCUSSION AND POSSIBLE ACTION RELATED TO THE
REGULATION OF DRIVE THROUGH FACILITIES IN THE BUSINESS
DISTRICTS AND MAKING A RECOMMENDATION CONCERNING SAME**

Commission Member Opalka stated to keep in mind the change in ordinance was not to restrict property owners, but the major concern was the drive thru and its effect on the traffic flow. He stated the goal was to enhance the usage of the parking lot for the potential Starbucks and the surrounding businesses. He also stated he is a big advocate for the traffic study.

Chairman Wiener stated that he believes aesthetics is also an important factor to enhance overall appeal of Hedwig Village and the community. Recommends traffic study be required and should not state “may be required” in the amendment. Also suggests removing the Building Official from being responsible on deciding whether or not there should be a traffic study, but making City Hall the decider.

Commission Member Searcy agrees that “may” should be removed from the amendment. She used the McDonald’s drive thru as an example of traffic jams on Echo Lane especially around school times.

Chairman Wiener questioned whether or not the members thought the drive-thru(s) should be limited to one lane.

Commission Member Searcy stated she was not against multiple lanes, but it was what was best for the business and the traffic.

Chairman Wiener stated he preferred one lane drive thrus and readdresses the topic of requiring a traffic study.

Commission Member Searcy questioned whether the drive thru lane would block other parking spots in the adjacent lot.

Commission Member Opalka suggested a vote on whether the amendment should be restricted to one lane or if they should leave the amount of lanes open to the business.

Commission Member Opalka motioned B4 district to be restricted to one lane drive thrus.

Commission Member Searcy seconds the motion, but objects to one lane.

Commission Members Abrams, Opalka, and Brandt voted “~~Noe~~”, Commission Member Searcy “Abstained”, “Ayes” none.

NAYE
RAW

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
REGULAR METING
TUESDAY, NOVEMBER 19, 2013**

MINUTES – PAGE 3

Commission Member Brandt stated in reference to the potential Starbucks location, if there are two lanes the traffic may be reduced from going out to the main road.

City Attorney Petrov suggested for the members to look at future possible expansions of lots and to consider other locations as well.

Commission Member Searcy motioned to change the amendment from “The Building Official may require a traffic study...” to “City Hall shall require...” Commission Member Brandt seconded the motion.

Commission Members Abrams, Searcy, Opalka, and Brandt voted “Aye”, “Noes” none.

Commission Member Searcy motioned to accept ordinance as modified. Commission Member Abrams seconded the motion.

Commission Members Abrams, Searcy, Opalka, and Brandt voted “Aye”, ^{NA YES} ~~“Noes”~~ none. _{POW}

#5. REVIEW, DISCUSSION AND POSSIBLE ACTION RELATED TO IDENTIFYING BUSINESS DISTRICT ZONING REGULATIONS THAT MAY BE MODIFIED IN A PLANNED UNIT DEVELOPMENT (PUD) DESIGNATED AREA

Chairman Wiener suggested going through existing ordinances and finding out what can be “tweaked” for District B. He also suggested reading into the setbacks and parking ordinances.

ITEM WAS TABLED UNTIL NEXT MONTH’S MEETING

#6. REVIEW, DISCUSSION AND POSSIBLE ACTION ON PLANNING AND ZONING COMMISSION MEETING PROCEDURES, SUB-COMMITTEE REPORTING, AND AGENDA ITEMS

Commission Member Opalka volunteered to write a draft for committee to review for procedures, and non-issue items.

Chairman Wiener asked Commission Member Opalka to look over the meeting procedures list.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION MEETING
REGULAR METING
TUESDAY, NOVEMBER 19, 2013**

MINUTES – PAGE 4

ITEM WAS TABLED UNTIL NEXT MONTH'S MEETING

#7. ADJOURN

Commission Member Searcy motioned, Commission Member Brandt seconded, to adjourn the meeting at 8:21 p.m.

Commission Members Abrams, Searcy, Opalka, Brandt and Wiener voted "Aye", "Noes" none. ^{NAYES}

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairman



Monica Lopez
Planning and Zoning Secretary