

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 3, 2009  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:08 P.M.

Present:        Bob Wiener, Chairman  
                  Mark Tidwell  
                  Pat Murphy  
                  Larry Opalka  
                  Bitsy Searcy  
                  Sylvie Bucci  
                  Barabra Abrams  
                  Frank White  
                  Alan Petrov, City Attorney  
Absent:         Michael Schulte  
                  Bob Dixon, Council Liaison

Chairman Wiener asked visitors and residents in the audience to speak.

Suzie Opalka stated she was interested in the topic of building heights.

Robine Hendricks, resident of Hilshire Village, stated she was interested in how the Planning and Zoning Commission reached decisions and how those decisions affected the commercial district.

**#2. APPROVAL OF MINUTES** – Regular Monthly Meeting – January 6, 2009

Tabled until next month's meeting.

**#3. REVIEW OF MINUTES** – Sub-Committee Meeting – January 6, 2009

Tabled until next meeting on February 18, 2009.

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

Planning and Zoning Member Sylvie Bucci discussed the spreadsheet developed by Members Bucci and Searcy concerning business uses.

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Member Bucci stated the spreadsheet included definitions for several discussion items, such as retail, residential categories such as single family, mid-density, high-density, multi-family.

Member Bucci stated the definitions for residential and commercial would need to be discussed and decided on by the Commission.

Member Bucci discussed building heights and line of sight on spreadsheet.

Member Bucci discussed prohibited businesses not allowed in the City of Hedwig Village.

Chairman Wiener stated the purpose of the spreadsheet was for discussion only. He stated the boundaries for the new business districts.

1. B1 – Bunker Hill to Corbindale, north of Gaylord.
2. B2 – no changes
3. B3 – Corbindale to Old Voss, north of Gaylord.

Chairman Wiener stated B1 currently allows buildings up to 35 feet. He stated previous Commission meetings included discussions on focusing retail and commercial in the new B1.

Member Tidwell stated the previous discussions did not include increasing the building heights in B1.

Chairman Wiener stated there was no consensus to change the building heights in B1, which would be primarily retail.

Chairman Wiener stated the previous discussions for B2 included allowing mixed use with building heights up to 35 feet. He stated the Commissions discussed allowing individually owned residential in B2.

Member Murphy stated previous discussion included allowing 3 story residential buildings in B2.

Member Tidwell asked the height of the proposed residential development for B2.

Chairman Wiener stated the proposed height would be 60 to 65 feet. He stated the Commission is nor seriously considering the proposed development due to the units being rental units.

Member Tidwell stated the developer has developed several high end properties.

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Member Bucci stated her concern was the density of the units.

Member Tidwell stated that if the Commission were not carefully, the property could not be redeveloped. He stated the existing units will continue to decline in value. He stated there may not be a market to repurchase the property for future development.

Member Opalka stated there is development in the area, which shows the area will continue to be developed.

Member White asked if the taller buildings would be allowed City-wide.

Chairman Wiener stated the discussion to night concerned B2. He asked for a consensus from the Commission Members concerning individually owned residential properties in B2.

Member Opalka referred to the minutes from the meetings in June 2008 and July 2008. He stated the minutes show discussions lean toward individually owned residential property in B2.

Member Tidwell stated the Commission discussed 3 years ago to allow individually owned property, not rental units.

Chairman Wiener stated the business uses in B2 would be low rise building heights for office and retail.

Member Murphy stated the Commission reviewed the Code in 1988 and the vision at the time did not materialize. He stated the Commission should have a plan for the future.

Member Tidwell stated the previous discussions for B3 included few restrictions. He stated the Commission discussed development of office buildings, possibly for mixed use.

Chairman Wiener asked Member White for his opinion.

Member White stated the retail requirement for B3 should be a suggestion, not a requirement.

Member Murphy stated the only way to limit a type of business such as was to specify business type.

Member Bucci stated the Commission should encourage more retail for the tax sales revenue and the convenience of the residents. She stated she was in favor of increasing retail.

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Chairman Wiener asked if the Commission should specify a requirement for retail for B3.

Member Tidwell stated previous discussions required a percentage of retail on the ground floor of an office building.

Chairman Wiener stated the Commission was in agreement for business uses for the proposed B1 and B2. He suggested different building heights for commercial and residential.

Chairman Wiener suggested continuing the discussion allowing retail as a business uses for B3.

Chairman Wiener suggested deferring further discussion on business uses for B3.

**#4. DISCUSSION AND POSSIBLE ACTION REGARDING PUBLIC HEARING  
ON SETBACKS**

Chairman Wiener stated this discussion concerns setbacks for auxiliary building with possible living space as well as front yard setbacks. He stated this was a challenging subject. He advised further discussion before scheduling another public hearing.

Member Tidwell asked what the current front yard setbacks is and what the proposed front yard setback would be.

Chairman Wiener stated the current front yard setback is 70 feet from the center of the road. He stated the proposed setback would decrease the front yard by 5 or 10 feet.

Member White suggested different setbacks for the two residential districts based on lot size.

Member Searcy stated the residential districts have 2 basic lot types, long and narrow and deep and narrow. She stated the front yard consisted of a large expense of yard residents can not do anything with. She stated the front yard setback should be changed to allow residents to move buildings closer to the road to increase the size of the back yard.

Member White asked if the setbacks would be the same for all lots or individual lots.

Member Searcy stated the proposed changes would apply to all lots. She stated the City should allow the setback change of 10 feet.

Chairman Wiener suggested continuing the discussion on setbacks at the next meeting. He asked for any comments on the discussion items for this meeting.

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**#6. ADJOURN**

Commission Member White moved, Member Tidwell seconded, to adjourn the meeting at 8:04 P.M.

**MOTION CARRIED UNANIMOUSLY**



Lisa Modisette  
Planning and Zoning Secretary