



City of Highland

Department of Community Development Building & Zoning Division

City of Highland
Combined Planning and Zoning Board
Minutes of the January 4, 2012 meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Koehnemann, Korte, Painter, and Voegele. Lodes and Vance were absent. Also present were Councilperson Nicolaides, City Manager Latham, City Attorney Long, Chief Building & Zoning Official Limestall, and Recording Secretary Walter. One citizen was also present.

Minutes

The minutes of the December 7, 2011 meeting were approved with no corrections or additions.

Public Comment

Chairperson Korte opened the Public Comment section. Receiving no comments
Chairperson Korte closed the Public Comment Session.

Public Hearing

Chairperson Korte opened the Public Hearing for a variance request by Anthony Nunn, 2438 Indian Tree Run, Wildwood MO 63038 representing Clarkson Eye Care, 12603 St Rt 143 Highland IL, to Sections 90-269 and 90-284 of the City of Highland Municipal Zoning Code. This variance would allow microperf signage in excess of the allowed 30 percent window coverage. Dr Becky Rock, representing Clarkson Eyecare, attended to answer any questions. Limestall explained the transparent signage would be on the west facing windows to filter the afternoon sunlight. Korte was concerned that this request does not fit the criteria for approval. Dr Rock explained that all throughout the city there are other businesses that cover their windows with signage in excess of 30 % and that she believed Clarkson was being penalized because they wanted to comply with the requirements. Dr. Rock also stated this is not a permanent signage; it would help filter the afternoon sun, provide privacy for their patients since their office is adjacent to St Rt 143, and is no different from tinted windows. Limestall stated that tinted windows or curtains would be allowed. There was no opposition from adjacent property owners. Gallatin stated he did not have a problem with the request. Voegele agreed with Gallatin. Hearing nothing further Korte closed the Public Hearing session. Limestall stated the City recommends approving the variance request. Motion made by Voegele to recommend approval of the variance request. Seconded by Koehnemann. Korte entertained discussion on the matter. Voegele stated he has no problem with the variance. Korte stated that he did have a concern with an ordinance that is not enforceable. Gallatin asked how these requirements came about and the history behind it. Limestall stated the sign ordinance is a compilation of several ordinances from surrounding communities that both the Planning & Zoning Boards and the City Council reviewed and approved.

Limestall asked if the board wished to change the current ordinance. Voegele stated they should leave the current ordinance alone. Painter disagreed; there are too many regulations and signage helps promote the City's businesses and organizations. Korte amended the previous motion to include "any replacement panels cannot exceed the size and must be of similar content as the original submittal". Hearing nothing further Korte closed the discussion. Motion made by Koehnemann to approve the amended motion. Seconded by Voegele. Roll call taken on the amended motion. Gallatin, Koehnemann, Voegele, and Korte voted yes. Painter voted no. Motion carried. Roll call taken on the original motion. All voted yes. Motion carried.

Discussion of the Comprehensive Plan:

Limestall explained the wording of the History of Highland is very similar to the current verbiage. Painter questioned the confusion between "*Swiss*" and "*German*" settlers. Limestall explained this was removed in the revised history. The board also recommended changing "*declined*" to "*changed*" in industrial base. The board was satisfied with the minor changes. No action was taken on the discussion items.

Limestall advised the board there would be a February meeting.

Adjournment at 7:40 PM