



City of Highland

Department of Community Development Building Division

City of Highland
Combined Planning and Zoning Board
Minutes of the January 5, 2011 meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Lodes, Koehnemann, Painter, Vance, Voegele, and Korte. Also present were City Attorney Long, Chief Building & Zoning Official Limestall, Recording Secretary Walter. No citizens were in attendance.

Minutes

The minutes of the December 1, 2010 meeting were approved with one correction. Under Public Hearing, Page one, thirteenth sentence beginning "Painter said the notification is a mute point..... "mute..." should read "moot..."

Public Comment

Chairperson Korte opened the Public Comment section. No citizens were in attendance and having received no comments Chairperson Korte closed the Public Comment Session.

Public Discussion

Chairperson Korte stated the following agenda items are for discussion only and no action will be taken by the board;

- a. Political Campaign signage – Limestall notified the board that the State Law has changed regarding posting of political signs. Under the new law, there is no time limit for removal of signage on private residential property – 7-day removal time on non-residential property. City staff will present this revision to the code to the board in the near future.
- b. Planned Use – Section 90-201.4 references Planned Use Development (PUD), which causes confusion with enforcement. Lodes suggested removing the PUD reference from this section. Staff will revisit the PUD requirements for clarification.
- c. Accessory structures in R3 zoning classification- only allowed under Planned Use criteria. The Board recommended simplifying and clarifying this requirement. To be handled "in-house"
- d. Special Use permits- currently the code states that Landowner, not tenants, must apply for the Special Use. Suggested changing to "tenant must obtain written documentation from the landowners"
- e. Incentives – City Manager Latham has requested an incentive program be set up (i.e. discounts for complete submittals, etc) Korte expressed concerns with certain submittals such as text amendments that would effect the entire zoning

classification not just the one property. The board suggested increasing fees to weed out frivolous petitions.

- f. Conflicting sections of the code – the board suggests leaving in the sections in the code but come up with guidelines for enforcement. Voegele thinks it should be on a case-by-case basis. The board suggested tabling this until staff could clarify.
- g. Potential Shared Parking agreement - Wal-Mart has agreed to a shared parking agreement only with Huddle House. The board was concerned that if for some reason Huddle House would discontinue business would this become a non-conforming use if another agreement was not negotiated with a new business. Limestall will contact interested parties.

Hearing no further comments Korte closed the Public Discussion.

Adjournment at 8:10 p.m.