



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
City Hall – 1115 Broadway
November 3, 2021 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the September 1, 2021 Minutes

4. Public Comment Section

Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.

5. Public Hearings and Items Listed on the Agenda

Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.

6. New Business

- a) Stephanie Huelsmann (95 N. Porte Drive) is requesting a variance to Section 90-73 of the Municipal Code to allow for a pool to be 8 feet from the residence. PIN# 01-2-24-04-16-403-020
- b) The City of Highland is requesting a text amendment to Section 90-201 Table 3.1.B of the Municipal Code to require a Special Use Permit for junkyards and commercial stables in the Industrial zoning district.
- c) The City of Highland is requesting a text amendment to Section 90-15 of the Municipal Code to provide a definition for truck stops.
- d) The City of Highland is requesting a text amendment to Section 90-201 Table 3.1.B of the Municipal Code to allow truck stops as a Special Use within the Industrial zoning district.
- e) The City of Highland is requesting text amendment to Section 90-223 Table 5.1 of the Municipal Code to create parking requirements for truck stops.
- f) Tut Properties Inc. (10 Winged Foot Drive) is requesting to rezone 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway from C-4 Central Business District to Industrial. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031
- g) Tut Properties Inc. (10 Winged Foot Drive) is requesting a Special Use Permit to allow for a truck stop at 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway within the Industrial zoning district. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031
- h) Tut Properties Inc. (10 Winged Foot Drive) is requesting Preliminary Plat approval to combine 2210 Veteran's Honor Parkway, 2250 Veteran's Honor Parkway, and 2272 Veteran's Honor Parkway into one parcel. PIN# 01-2-24-03-00-000-029, 01-2-24-03-00-000-030, 01-2-24-03-00-000-031



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- i) Tut Properties Inc. (10 Winged Foot Drive) is requesting to rezone PIN# 01-1-24-03-00-000-010 from R-1-C single-family residential to Industrial, pending annexation.

7. Calendar

- a. December 1, 2021– Combined Planning and Zoning Board Meeting
- b. Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 267091. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Breann Vazquez, ADA Coordinator, at 618-654-7115.