



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Citizens Center - 187 Woodcrest Dr.
April 5, 2023 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the November 2, 2022 Regular Meeting 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) Heaterz Developments LLC (1500 Main Street, Alton, IL 62002), on behalf of Pool 6 Properties LLC (7777 Bonhomme Ave., Suite 1700, St. Louis, MO 63105), is requesting a Special Use Permit for a drive-through establishment at 12547 State Route 143. PIN# 02-2-18-29-03-301-002
 - b) The City of Highland (1115 Broadway) is requesting a text amendment to Table 3.1.C of the Municipal Code to allow for “ground mounted solar energy systems” as a special accessory use within the C-3 and Industrial zoning districts.
 - c) The City of Highland (1115 Broadway) is requesting a text amendment to Section 90-217 of the Municipal Code to create supplemental regulations for ground mounted solar energy systems.
7. Calendar
 - a. May 3, 2023– 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 by 4pm on April 5, 2023.

Anyone requiring ADA accommodations to attend this public meeting, please contact Breann Vazquez, ADA Coordinator, at 618-654-9891.