



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Center – 187 Woodcrest Drive
December 6, 2023 7:00 P.M.

1. Call to Order
2. Roll Call
3. General Business:
Approval of the November 1, 2023 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) Warson Development LLC (2 North Meramec Ave 3rd floor St Louis MO 63105) is requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 1014 Laurel St. PIN# 01-2-24-05-06-104-035.
 - b) Duane and Melanie Steiner, on behalf of DSM Family LLC (3162 Lakeside Dr., Highland, IL 62249) is requesting to rezone Parcels: 01-1-24-06-00-000-025.002, 01-1-24-07-00-000-002, 01-1-24-06-00-000-020, and 01-1-24-06-00-000-019.001 from R-1-C Single Family to Industrial pending Annexation.
 - c) Duane and Melanie Steiner, on behalf of DSM Family LLC (3162 Lakeside Dr., Highland, IL 62249) is requesting a special use permit for a ground mount solar energy system within the Industrial District at Parcels: 01-1-24-06-00-000-025.002, 01-1-24-07-00-000-002, 01-1-24-06-00-000-020, and 01-1-24-06-00-000-019.001 pending Annexation.
7. Calendar
 - a. January 3, 2024 – Combined Planning and Zoning Board Meeting
8. 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 Jackie Heimbürger, ADA Coordinator, at 618-654-9891.