



City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

City of Highland
Combined Planning and Zoning Board
Minutes of March 7, 2018 Meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Koehnemann, J. Korte, Lodes, Vance, and B. Korte. Also present were City Attorney McGinley, Interim Building & Zoning Supervisor Hanson, and Building Inspector Stock.

Minutes

Public Comment

Chairperson Korte opened the Public Comment section. Hearing nothing, Korte closed the Public Comment Section. Two attendees, Mary Lubber (500 Suppiger Way) and Scott Plocher, were present.

Agenda Item a – Chairperson Korte opened the public hearing for Plocher Construction Company, Inc.'s request on behalf of Sunset Commercial Properties for a zoning map amendment in order to rezone 0.88 acres located at 2774 State Route 143 from R-1-A to C-3. Lubber asked how close the rear is to the creek. Hanson advised the rear is at least 125' from the creek, and is not close. Lubber also inquired about potential hours of the restaurant. Plocher advised the hours will follow Jimmy John's standards, which will most likely be approximately 11am to 9pm. Hearing nothing further, Korte closed the public hearing and opened the discussion. Gallatin inquired as to whether there is a water retention pond on the site. Plocher advised there is a surface-based water retention at the rear, which will ultimately flow into the creek. Hearing nothing further, Korte closed the discussion.

Agenda Item b – Chairperson Korte opened the public hearing for Plocher Construction Company, Inc.'s request on behalf of Sunset Commercial Properties for a Special Use Permit to allow a Drive-Through Establishment to be located at 2774 State Route, on property to be zoned C-3. Lubber inquired as to how this would affect the area behind the chiropractor/lift station. She stated that when she mows behind Suppiger it is very wet, and asked whether there would be a fence going up. Hanson answered that this is to be determined, and the staff's perspective is that the screening is to be waived. Lubber also stated her concerns regarding trash blowing from the restaurant, as some trash is blown in from the auto parts store. Hanson answered he is not sure that a fence will be helpful for keeping trash from blowing. Hearing nothing further, Korte closed

the public hearing and opened the discussion. Lodes noted a home daycare typo on the “Conditions of Approval” slide. Hearing nothing further, Korte closed the discussion.

- Discussion
 - Board members discussed both the rezoning and Special Use Permit following staff presentations.
- Motion on Rezoning
 - Motion by Vance, 2nd by Korte to recommend approval to Council of a zoning map amendment in order to rezone 0.88 acres located at 2774 State Route 143 from R-1-A to C-3. 6 ayes, zero nays. Motion passed.
- Motion on Special Use Permit
 - Motion by Gallatin, 2nd by Lodes to approve a Special Use Permit to allow a Drive-Through Establishment to be located at 2774 State Route, on property to be zoned C-3, pending approval of the zoning map amendment and conditioned upon the conditions of approval per staff as stated in CPZB packet. 6 ayes, zero nays. Motion passed.

Motion to adjourn by Koehnemann, 2nd by Vance. All ayes. Motion carried. Adjournment at 7:24 p.m.