

Highland City Planning Commission

April 18, 2018

Approved May 22, 2018

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:03 PM on April 18, 2018. An invocation was offered by Commissioner Jerry Abbott and those assembled were led in the Pledge of Allegiance by Commissioner Brittney Bills.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Ron Campbell
Commissioner: Brittney Bills
Commissioner: Jerry Abbott

EXCUSED: Commissioner: Sherry Carruth
Commissioner: Abe Day
Commissioner: Tim Ball
Commission Alternate: Brady Brammer
Commission Alternate: David Harris

STAFF PRESENT: Planner: Victoria Kemp
Planning Coordinator: JoAnn Scott
Planning Commission Secretary: Heather White

OTHERS: Travis Taylor

PUBLIC APPEARANCES

Commission Chair Kemp asked for public comment. None was offered.

PUBLIC HEARING ITEMS

1. TA-18-02
Text amendment to the Residential Uses portion of the Town Center Overlay section of the Development Code relating to balconies, windows, and minimum residential height.

Commissioner Kemp opened the public hearing at 7:04 PM. Planner Victoria Kemp reviewed the purpose of the Town Center Overlay District and the Flex-Use District.

Applicant Travis Taylor reviewed the history of the Blackstone project. He said it was previously approved to have the same style as the Tuscana development, but they would like to build it more like the Coventry development and thought it would be a better fit

for Highland. The new design would decrease density, lower building height, and exceed landscaping requirements.

Mr. Taylor mentioned that they brought the idea to the city council and had public input from some of the residents of Toscana. One person had concerns with the not being able to park along the town center and recommended that the development not be mixed use. Mr. Taylor explained that the parking ordinance had become more restrictive since the Toscana development. He said the new design complied with and exceeded the parking requirements.

Commissioner Kemp voiced concern with the number of reviews city staff had done for the property and the costs to the city because it changed hands so many times. Mr. Taylor talked about the meetings and revisions he had with Highland staff. He talked about the timeline for the project. He said they were the builders and wanted to close on the first units in September or October. He briefly showed road alignments, exits, and the parking plan.

Commissioner Campbell asked why they requested a text amendment to the window details in Section 3-4716(1)(c). Mr. Taylor explained that they would use regular vinyl low-E windows within the development. They wanted to use regular residential construction. He said they read the current code as needing to provide a special storefront glass or window that was recessed three inches. The planning commissioners agreed that windows should look like regular residential windows. They thought that the new design was a better product for Highland.

Commissioner Kemp asked for public comment. Hearing none, he closed the public hearing at 7:17 PM and asked for a motion.

MOTION: Commissioner Campbell moved that the Planning Commission accept the findings as identified in the staff report and recommend approval of the proposed text amendment. Commissioner Abbott seconded the motion. Commissioner Kemp, Commissioner Bills, Commissioner Campbell, and Commissioner Abbott were in favor. None were opposed. The motion carried with three absent.

APPROVAL OF MINUTES

Approval of the March 27, 2018 meeting minutes

MOTION: Commissioner Abbott moved to approve the minutes from the March 27, 2018 Planning Commission meeting. Commissioner Campbell seconded the motion. All present were in favor. The motion carried.

COMMISSION COMMENTS AND SUGGESTIONS

Ms. Scott mentioned that a request for conditional use and site plan approval for Highland Hideaway might be presented at the next meeting.

Commissioner Campbell voiced concern and disappointment that the City Council did not take the Commission's recommendation on some of the development projects. He said there was very little discussion by the council as to why projects were approved regardless of the Planning Commission's recommendation. He wondered if recommendations were valued and asked to have an audience with the Council. Ms. Scott mentioned that a joint work session was scheduled for May 8th and suggested that Commissioner Campbell talk to the Council at that meeting.

ADJOURNMENT

MOTION: Commissioner Bills moved to adjourn the meeting. Commissioner Abbott seconded the motion. All present were in favor. The motion carried.

The meeting was adjourned at 7:22 PM.