

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: OCTOBER 9, 2006**

PRESENT: Commissioners Kerr, Mastrangelo, Pilla, Urban; Recording Clerk Olson

ABSENT: Commissioner Knezevic; Interim Building Commissioner Jamieson

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held September 25, 2006 was dispensed with. Corrections and amendments to the Minutes were requested by Chairman Mastrangelo as follow: Page 1, header on top of page, change date from September 11, 2006 to September 25, 2006. Mr. Pilla moved to accept the Minutes as corrected; seconded by Mr. Kerr. Ayes all; motion carried.

The reading of the Minutes of the Public Hearing for Nicholas Satullo held September 25, 2006 was dispensed with. Mr. Urban moved to accept the Minutes as written; seconded by Mr. Pilla. Ayes all; motion carried.

**SUBJECT: ANTHONY PATTI, 6272 HIGHLAND ROAD
PZ06021 VARIANCE TO GARAGE REQUIREMENTS**

Anthony Patti, homeowner, 6272 Highland Road, appeared before the Commission to obtain a variance to construct an oversized detached garage on property located at 6272 Highland Road. The Public Hearing was held prior to the regular meeting.

MOTION: A motion was made by Mr. Pilla to grant Anthony Patti, on property located at 6272 Highland Road, a variance of 26 square feet from Section 1305.04: HHC 1553.07 ASize of Garage (Enacted)@, which specifies a maximum area of all two car garages as 550 square feet, to allow a two car detached garage to be built with a total area of 576 square feet; seconded by Mr. Kerr. Roll call on the motion. Ayes Pilla, Urban, Kerr, Mastrangelo. Ayes all; motion carried.

Chairman Mastrangelo requested that the clerk poll the Commissioners in the majority as to their reasoning for the manner in which they voted. The consensus of the Commission for approving the variance was that the proposed garage is only moderately larger than the former garage; the need for an accessory building on the property is eliminated; and the proposed garage is 200 feet from the road.

**SUBJECT: HIGHLAND WELLNESS CENTER, 840 BRAINARD ROAD
PZ06022 VARIANCE TO SIGN REQUIREMENTS**

No one was in attendance for this matter.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Pilla and seconded by Mr. Urban. Said meeting adjourned at 8:16 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman