



**ORIGINAL**

**PLANNING & ZONING MEETING  
Minutes of November 6, 2018**

Chairperson Dave Hart opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present: Dave Hart, Chair                      Sonny Markus                      Ron Johnson  
            Nick Reitman                              Randy Nehus                      Steven Shinkle

Absent: Tom Wheeler

Also Present: Jan Johannemann, City Clerk

**APPROVAL OF MINUTES: October 16, 2018**

**MOTION:** Nick Reitman made a motion to approve the minutes of October 16, seconded by Nick Reitman. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

**VISITORS AND GUESTS:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

**1. Continuation of General Discussion**

Nathan Atkinson of 7772 Vista View Road requested removing car washes from Highway Commercial Use in Alexandria. He has a site plan approved by Council and P&Z for a car wash, meaning there would be 3 car washes in the city, and he felt that was enough.

Sonny Markus stated we could not legally limit the number of any type businesses per existing ordinance. Chairman Hart said as part of our review being considered, permitted uses is to be addressed. It doesn't mean that any certain area is being considered over another.

Mr. Atkinson stated the City of Cold Spring had removed permitted uses for car washes and auto parts stores from certain zones. He had spoken to Mr. Duncan who can explain how that process can happen in Alexandria.

Dave Hart said P&Z can do something, but it would take either P&Z or a recommendation from Council. As far as changing or dropping permitted uses, they have not done so to date.

Nick Reitman stated we have always been welcoming to new businesses and we certainly do not want to turn anyone away, but agreed to a point.

Mr. Atkinson felt if P&Z took a stand on this issue, existing and future businesses would feel protected. As other cities are doing so, it makes sense for Alexandria to follow suit. Nick Reitman pointed out we do not want too much competition and lower quality. He also noticed Mr. Atkinson had cleared the land around the old house on the proposed property and asked if and when the house will be demolished? It looks worse now with the trees and brush removed. Mr. Atkinson said it was in the plans, but he was waiting for a decision from P&Z on the permitted use issue. Nick Reitman did not feel the city would wait six months for the demo. Mr. Atkinson couldn't give him a definite date; he was waiting to get an answer from the board on removal of car washes as a permitted use. It would also affect what he does with the property.

Steve Shinkle said it felt like they were being given an ultimatum that "if we don't do X he won't do Y." Mr. Atkinson had heard a rumor there was another car wash coming to the Ken Perry property which is very close to his. Nothing has been submitted to the city yet, and a final decision may not come for

6 months or more. Mr. Reitman asked if that meant Mr. Atkinson planned to leave the house sit. Mr. Atkinson said his demo might be set at the end of 2018 or beginning of 2019.

Steven Shinkle pointed out sometimes competition forces businesses to be respectful and maintain a higher standard.

Mr. Atkinson was here to express his concerns about too many of the same business types and the public not wanting or needing them. He acknowledged the house was an eyesore, but he can't do anything about it if the board allows another car wash close to his. He had talked to a couple of councilmembers and was advised to come to P&Z. He felt there was interest on Council's part in addressing his concerns especially if Mr. Schabell was elected.

Sonny Markus thought Advanced Automotive was more of an eyesore than the house. Could the City get them to clean it up? Mr. Hart said there have been on-going discussions and Carol Hofstetter has been in contact with owner. This is another area of the zoning ordinance worthy of looking into how to address when an existing businesses changes hands - whether something is grandfathered in or not allow it to continue. In lieu of the discussion tonight he plans to speak with Attorney Duncan. The process would require a public hearing and we're looking at a 4-week minimum.

Mr. Atkinson asked if the city would continue to review site plans if P&Z decides to change the permitted uses. Mr. Hart could not answer this until after he speaks with Mr. Duncan.

Nick Reitman understood the position Mr. Atkinson was in, but agreed they needed legal advice and to see how other cities handled these situations. He did not appreciate feeling as though they had been given an ultimatum.

**2. Sign Ordinances**

The Commission was still working through the handout from the last meeting.

**INTERNAL BUSINESS**

**Other:** Parkview Liquor had closed, but another liquor store was opening in its place. It was consensus to add this to the growing list of multiple type businesses.

**ADJOURNMENT**

**MOTION:** Nick Reitman made a motion to adjourn, seconded by Steve Shinkle. All in favor, the motion passed with a 5-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:30 p.m.

Attested to and submitted by:

  
Jan Johannemann, City Clerk

  
Dave Hart, Chair

Dated 11/26/18

Dated 11-21-18