CITY COUNCIL MEETING
Minutes of March 6, 2014

The Alexandria City Council met on the above date at 7:00 p.m. Mayor Rachford was present with the following members answering roll call:

Council Members:
Barbara Weber  Present
Stacey Graus  Present
Joe Anderson  Present
Bob Simon  Present
Andy Schabell  Present
Scott Fleckinger  Present

Also present:
Susie Clark  Adm. Clerk
Mike Ward  Police Chief
Mike Duncan  City Attorney
Ron Johnson  Planning & Zoning

Stacey Graus read the invocation and Mayor Rachford led the pledge to the flag.

APPROVAL OF MINUTES:  February 20, 2014

MOTION: Scott Fleckinger made a motion to approve the minutes of the February 20, 2014 meeting, seconded by Barbara Weber. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS:

1. Jason Steffen, 20 Woodland Hills, Southgate: He is Democratic Party nominee for the 24th District Senate Seat, and wanted to introduce himself to the local municipalities. He is a lifelong resident of Campbell County and former football coach at CCHS.

ORDINANCES & RESOLUTIONS:

Mr. Duncan read the following:

PROCLAMATION: Naming March 1, 2014 as Reca Roller Rink Day in Alexandria. Mayor Rachford presented this Proclamation to Mrs. Danner last Saturday.

Second Reading:

ORD2014-04: Amending the City Code of Ordinances by creating new Chapter 157 in order to adopt regulations for demolition of buildings and structures.

MOTION: Barbara Weber made a motion to adopt ORD2014-04, seconded by Andy Schabell. All in favor, the motion passed 6-0-0.

Second Reading:

ORD2014-05: Amending Chapter 150 of the City Code of Ordinances in order to adopt regulations for the treatment and demolition of problem structures and to provide that a violation of Chapter 150 is classified as a civil offense.

MOTION: Stacey Graus made a motion to adopt ORD2014-05, seconded by Scott Fleckinger. All in favor, the motion passed 6-0-0.

Mike Duncan then read the following first readings:

ORD2014-06: Approving a recommendation of the Alexandria Planning Commission to approve a zoning map amendment for the Newman Parkview Market real estate, located at 11 Sunset
Drive, from Residential (R-1D) zone to Highway Commercial (HC) zone, in order to construct a parking lot subject to the submitted Development Plan.

Mr. Duncan explained this was the subject of a public hearing by the Planning Commission pursuant to Kentucky Statutes. P&Z approved a recommendation for Council to rezone this property to Highway Commercial. At the public hearing, the applicant agreed to legally join this subject property to the Parkview Marke: property so that he could not sell the parking lot separately. This statement was omitted in the report by the Planning Commission, but it should be a part of the ordinance.

Mr. Duncan said Council’s options are:

1. Approve the ordinance thereby approving the recommendation from the Planning Commission to granting the zone change;
2. If council does not feel there is enough information, they can hold their own public hearing, and then make a decision either way; or
3. If council feels there is enough information, but disagree with the Planning Commission, they could choose to deny the zoning change by NOT adopting the ordinance.

Ms. Weber said the ordinance references a development plan, but it is not attached. Mr. Duncan said there is one in the Clerk’s office and copies will be made for council.

Mr. Schabell asked if once it is rezoned and joined to the other parcel, and then someone else buys that property and tears down the building, could they build another structure on the parking lot? Mr. Duncan said this could only be done after they go through another public hearing of the Planning Commission to have a change of the development plan and then get approval from council.

Mrs. Weber agrees with Mr. Duncan; however, once a property has been zoned Highway Commercial, the City is very limited on ways it could deny a plan because there are 57 uses for the Highway Commercial zone. Mr. Duncan explained if there was “naked” zone change, then that is correct. However, this property has a condition attached “subject to the submitted Development Plan”.

Ms. Weber invited a property owner on Sunset who was in the audience to speak. Mr. Duncan cautioned her that she can only repeat what she said at the public hearing. If there is additional testimony, it would have to be done at another scheduled, advertised public hearing.

Jackie Shaw, 35 Sunset: Her main point was there are 30-plus homes on the street, and if it is a parking lot, how it would affect the area. There are already two commercial buildings, and across the highway there are more commercial buildings. Also consider how all the homes will be affected (resale value, quality of living, the children) by a parking lot where people are free to come and go. She also stated the sign that was posted advertising the public hearing was hidden by parked cars and snow from recent storms. Neighbors on the street had no idea this was going on.

Ms. Weber feels the city should allow the residents an opportunity to give their input. After discussion, council decided to schedule a public hearing for the first council meeting in April. Mr. Duncan will start the process of scheduling and advertising for the hearing.

ORD2014-07: Amending Chapter 111 of the City Code of Ordinances in order to adopt regulations for the operation and regulation of mobile food units and mobile food unit vendors.

Mr. Duncan explained this is a result of prior discussions. This ordinance would create a special category for mobile food unit vendors, and will only allow food trucks to operate on private property that is zoned commercially. He asked council to study the ordinance exhibit to make sure it is what they want.
DEPARTMENT REPORTS:

** Beautification Committee:** They met tonight. Discussion included their budget and grants. The next meeting is April 3 at 6:00 p.m.

** Public Works Committee:** They met tonight to discuss paving and sidewalk issues. The next meeting is April 3 at 6:30 p.m.

** Finance Committee:** The next meeting is March 20 at 6:30 p.m.

NEW BUSINESS:

Andy Schabell asked if the Comprehensive Plan is reviewed and how often. Mayor Rachford said it is reviewed every five years. Mr. Duncan explained the document is about ten years old, and at the five-year anniversary, the Planning Commission did review it and adopted a resolution that it was still valid.

OLD BUSINESS:

Mayor Rachford said Carol Hofstetter located the owners of the fire-damaged building on Panorama, and they are interested in demolishing the building. Also, the Medialog building has been demolished and the owners have submitted in a building permit.

Bob Simon encouraged everyone to donate their old cell phones to the "Save the Gorillas" campaign brought up at the last meeting.

COMMUNICATIONS:

- March 11, 6:30 – 8:30 p.m. at CCHS Auditorium: Town Hall Meeting on the heroin problem
- March 19, 6:30 – 9:00 p.m. at the Fire Training Center in Highland Heights: Weather Spotter Training by the Office of Emergency Management
- April 11-13: Campbell County Spring Clean-Up at the Transportation Department, Pendery Park and Campbell County Police Station
- April 19, 9:00 a.m.–1:00 p.m. at the DAV, Cold Spring: Campbell County Shred Day

ADJOURNMENT:

** MOTION:** Scott Fleckinger made a motion to adjourn, seconded by Bob Simon. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 8:05 p.m.

Signed: __________________________
Karen M. Barto
City Clerk/Treasurer

Date: ____________  
Approved: ____________

Signed: __________________________
William T. Rachford, Jr.
Mayor

Date: ____________