



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

	Bob Simon	Present	Sue Neltner	Absent
	Stacey Graus	Present	Sandy Decker	Present
	Scott Fleckinger	Present	Andy Schabell	Present
Also:	Karen Barto	City Clerk/Treas	Ramona Williams	Adm. Clerk
	Mike Duncan	City Attorney	Mike Ward	Police Chief
	Sam Trapp	Public Works Sup	Sonny Markus	P&Z
	Nick Reitman	P&Z	Randy Nehus	P&Z

ORIGINAL

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

APPROVAL OF MINUTES: July 21, 2016

MOTION: Stacey Graus made a motion to approve the minutes of the July 21, 2015 meeting, seconded by Bob Simon. All in favor, motion passed 4-0-1 with Mr. Fleckinger abstaining.

VISITORS & GUESTS:

1) Cindy Minter, Campbell County Planning & Zoning Commission Director – Ms. Minter gave an overview report on the county’s proposed changes to regulations governing home based businesses in R-RE and A-1 zones. Each councilmember received a handout of the existing text in its entirety. Ms. Minter explained the sections in detail, and it is spelled out in the handout.

The minimum lot size is one acre for an R-RE zone, and Mr. Graus stated there are subdivisions with one-acre lots. He understands what Ms. Minter is talking about with regard to the Agricultural zone and the need to open the door and expand what they can do on a 10-20 acre site. He is more concerned with the one-acre lots where families and children live in these homes. Businesses generate either customer traffic or product delivery traffic, and who determines if it’s unreasonable traffic? The language seems very vague. His concerns are quality of life and safety issues.

Ms. Minter understands what Mr. Graus is saying. It was discussed at the Planning Commission, and they chose the word “unreasonable” to look at each business on a case-by-case basis. She also noted both the A-1 and R-RE zones have a minimum one-acre lot size, and there are also subdivisions in both of these zones. Traffic and parking situations need to be managed in order to protect the primary use of the property and the neighborhood, and also be reasonable with respect to home-based businesses. Ms. Minter recognizes these types of businesses are in the county, and tries to encourage moves to a more compatible site when they grow beyond their current site.

2) Angelo Penque, 5907 Polar View, Cold Spring Mayor, introducing Brandon Voelker, City Attorney – Mr. Voelker said Cold Spring is against this proposed change, and he is asking Alexandria to take similar action. Most of the City of Cold Spring borders these R-RE zones, as does Alexandria. An example of the proposed regulation is that it would allow anyone in this zone to drive and park an 18-wheeler in their driveway, which is undesirable for most neighbors. This will also impact the city because vehicles have used city streets to get to these zones. He agrees with Mr. Graus that the language is vague and ambiguous, and not a good fit for the area.

3) Charlie Coleman, 10 Stonegate – He is a County Commissioner and an Alexandria resident. He believes these changes will have an adverse affect on neighboring cities. He had asked how many complaints the county had with the current zoning and was told there were 6 in six months. He believes this action is a political move by one person.

Christen Klein, Belly & Soul Restaurant, had a conflict and will be at the next meeting.

4) Steve Pendery, Campbell County Judge Executive – He pointed out the businesses discussed above are already allowed to exist under the current zoning ordinance. The amendment will require businesses to obtain a permit for the first time. Ms. Minter added, until there is a complaint, no one would know a business even existed. By requiring a permit, the county will be able to regulate what type of business is there.

Mr. Graus isn't as concerned with a child care business as is with a car mechanic's business. It seems the resolution to this issue is to be more specific, adding language like "a minimum of 5 acres for a garage". Ms. Minter said that is why they would go before the Board of Adjustments.

ORDINANCES & RESOLUTIONS: None

DEPARTMENT REPORTS:

City Clerk: Mrs. Barto introduced Ramona Williams, new Administrative Clerk. She comes from the City of Falmouth.

Police Department: Mayor Rachford said the Addiction Services Council Regional Hotline is 859-415-9280, and it is staffed 24/7.

Public Works Committee: There was a meeting tonight. Bids accepted for the 2016 Street Program until September 1st.

Planning & Zoning Commission: Mayor Rachford introduced Randy Nehus, new member of the P&Z Commission.

NEW BUSINESS: None

OLD BUSINESS: None

COMMUNICATIONS:

- August 20 – Dog Day at the Park.
- August 26 – Free Movie Night "Hotel Transylvania II" at the Park
- Visit the website or the City's Facebook page for information on other events.

MOTION: Scott Fleckinger made a motion to go into Executive Session pursuant to KRS 61.810(1) (b) to discuss possible future acquisition or sale of real estate property. Mr. Duncan made a friendly amendment to that motion to add KRS61.810(4) for litigation. Mr. Fleckinger agreed to this amendment, and the motion was seconded by Andy Schabell. All in favor, the motion passed 5-0-0.


MOTION: Scott Fleckinger made a motion to return to Regular Session, seconded by Andy Schabell. All in favor, the motion passed 5-0-0

ADJOURNMENT:

MOTION: Bob Simon made a motion to adjourn, seconded by Sandy Decker. All in favor, the motion passed 5-0-0. The meeting adjourned at 8:17 p.m.



Karen M. Barto, City Clerk Treasurer



William T. Rachford, Jr., Mayor

Date: 8-18-16

Date: 8-18-16

Approved: **August 18, 2016**