



PLANNING & ZONING MEETING
Minutes of May 3, 2011

The Alexandria Planning & Zoning Commission met in regular session on the above date at 7:00 p.m. Chairperson Jewell opened the meeting with the Pledge of Allegiance.

The following members answered roll call:

Members Present:	John Jewell, Chair	Present	Sonny Markus	Absent
	Rick Neltner	Present	Stu Stormer	Present
	Susie Thomas	Present	Dan Feldmann	Absent
	Ron Johnson	Present		

Also Present:	Jan Johannemann	Ass't City Clerk
	Wm. Rachford, Jr.	Mayor
	Carol Hofstetter	Zoning Administrator
	Frank Twehues	City Engineer
	Dave Hart	City Council
	Gail Jewell	Ethics Board

APPROVAL OF MINUTES:

April 19, 2011 –

MOTION: Stu Stormer made a motion to approve the minutes of April 19, 2011, seconded by Susie Thomas. All in favor, the motion passed 5-0-0.

VISITORS & GUESTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1) City Brew Site Plan Approval: In mid-April, City Brew submitted a site plan to relocate the coffee kiosk to the Alexandria Village Green Shopping Center where the old Harry's Diner had been. CDS responded with some minor comments; most significantly, they felt that the tapers approaching the kiosk should be increased to a minimum of 25 feet. The applicant addressed the comments, and the site plan now meets the requirements of the city's zoning regulations.

Susie Thomas asked about landscaping. Mr. Twehues said the applicant had proposed landscaping, but they were not specific. After reviewing the code, CDS felt that landscaping was not considered necessary or required. Rick Neltner asked if work had already started in the parking lot. Shari Hennekes, owner, responded there is digging going on, but it is an electrical issue in the shopping center parking lot, and it is not related to City Brew. Ron Johnson asked about signage. Richard Carr, project engineer, said this will pretty much stay the same. There are some directional signs proposed and these are reflected on the plan. Frank Twehues added CDS did verify with the applicant that no additional signage would be added.

MOTION: Susie Thomas made a motion to approve the Site Plan for City Brew, seconded by Ron Johnson. All in favor, the motion passed 5-0-0.

2) Preliminary Plat Extension Request – Arcadia Development: Mr. Jewell said because of the economy, this project has been on hold since January 4, 2008 when it was first approved. According to Subdivision Regulations, Article 3, Section 3.3 approval of a preliminary plat shall be valid and not subject to additional requirements for a period of 24 months. For several months, John has been talking with Justin Verst about an extension. Per the regulations, the planning commission may, upon receipt of a request by the subdivider, grant an extension if prevailing conditions have not changed appreciably. There are no changes, and Mr. Jewell sees no reason why P&Z cannot grant a 24 month extension.

Susie Thomas asked if any expenses had been incurred. John said yes, \$2,200, or 1/2 of the original fee for the preliminary plat. Rick Neltner asked when they thought this project will start. Mike Schoettelkotte from Drees said they may start on this project in October, but most likely it will be Spring of 2012. This depends on the economic situation. The project is by no means dead. Mr. Schoettelkotte thanked P&Z for considering an extension.

John Jewell added that Dress has expressed some concern over the amount of money being charged. He will talk with Carol Hofstetter to see if the fees can be reduced. The original site plan was \$4,400, and was an exceptionally large project. Generally an extension is the same as a re-review fee, or one-half of the original.

MOTION: Stu Stormer made a motion to grant a 24 month extension from today, seconded by Rick Neltner. All in favor, the motion passed 5-0-0.

INTERNAL BUSINESS:

There will not be a Treasurer’s Report this evening.

CORRESPONDENCE:

City Council meeting is canceled this Thursday.

ADJOURNMENT:

MOTION: Susie Thomas made a motion to adjourn, seconded by Ron Johnson. All in favor, the motion passed with a 5-0-0 vote. Meeting adjourned at 7:23 p.m.

Attested to and submitted by:



Jan Johannemann
Assistant City Clerk



John Jewell, Chair
Planning and Zoning

Dated 5/19/2011

Dated May 17, 2011