



ORIGINAL

PLANNING & ZONING MEETING
Minutes of July 19, 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:

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

Also:

Jan Johannemann Asst. City Clerk Carol Hofstetter Zoning Administrator
William T. Rachfod Jr. Mayor Mark Brueggemann City Engineer
Dave Hart City Council Gail Jewell Ethics Board

APPROVAL OF MINUTES:

July 5, 2011 -

MOTION: Ron Johnson made a motion to approve the minutes of July 5, 2011, seconded by Sonny Markus. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Approval of Site Plan for Wheels & Deals, 9216 Alexandria Pike - Mark Brueggemann said the building will be constructed on an existing 1-acre lot that is zoned Highway Commercial (HC), and is adjacent to an existing building. The property has a large asphalt parking lot already on the property that will be utilized as part of the proposed development. There are two review letters from CDS, and the revised site plan addresses the initial review letter of July 6th. The existing parking lot (asphalt area) goes all the way to the right-of-way of US27. According to the Zoning Code, HC zone requires a 5' setback from any parking to the right-of-way. After discussing this with City Attorney Mike Duncan, they concurred that the parking lot is a pre-existing condition, and it will not be necessary to remove that 5' of asphalt to comply with the Zoning Code.

The only other issue is that the adjacent property is zoned residential, and landscape screening is required between the two properties. The Site Plan shows an existing well-established tree line on the west property line and the west half of the north property line. Mr. Brueggemann believes this meets or exceeds the requirements of the screening. The east half of the north property line would require screening to buffer the HC zone from the residential zone. The applicant has indicated the 10' screening on his plan, but there was no detail as to what type of landscaping. Mr. Brueggemann said the site plan can be approved contingent upon the applicant providing specifics of that 10' screening area to assure compliance with the Zoning Code.

Clint Bradley, representing Wheels & Deals, presented plans showing the types of plants he will put in the screening area, which should be in compliance with the regulations. The plans were given to Carol Hofstetter, Zoning Administrator for review.

Mr. Brueggemann also said the proposed use is for an automobile sale, which is a permitted use in the HC zone.

Ron Johnson asked the applicant if he understood and agreed to the conditions that were presented. Mr. Bradley did.

Mr. Neltner asked if the property lines are correct. Mr. Brueggemann said the plan was submitted, stamped and signed by a licensed professional land surveyor. He also added the property owner retained the surveyor. Mr. Bradley said if there was a discrepancy with the property line in the future, he would assume the responsibility to move the plants.

MOTION: Ron Johnson made a motion to approve the Wheels & Deals Site Plan with the condition that the applicant's proposed screening meets the zoning regulations. The motion was seconded by Stu Stormer. All in favor, the motion passed 6-0-0.

ADJOURNMENT:


MOTION: Stu Stormer made a motion to adjourn, seconded by Susie Thomas. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 7:14 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer

Dated 8/2/2011



John Jewell, Chair
Planning and Zoning

Dated Aug 02, 2011