PLANNING & ZONING MEETING
Minutes of September 20, 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
            Rick Neltner
            Susie Thomas
            Ron Johnson

           Present

Present:    Sonny Markus
            Stu Stormer
            Dan Feldmann

Also:       Present

Susie Clark
William T. Rachford Jr.
Dave Hart
Mike Ward

Recording Sec.
Mayor
City Council
Police Chief

Carol Hofstetter
Frank Twelues
Gail Jewell

Zoning Administrator
City Engineer
Ethics Board

APPROVAL OF MINUTES:

September 6, 2011 –

MOTION: Susie Thomas made a motion to approve the minutes of September 6, 2011, seconded by Ron Johnson. All in favor, the motion passed 7-0-0.

VISITORS & GUESTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Chairperson Jewell explained that the Planning and Zoning Commission must operate within the guidelines of the Kentucky Revised Statues (KRS). The KRS tells what the Commission can do and how they must go about it. They perform two functions. The function before the Planning & Zoning Commission tonight is to see if the site plan before them conforms to the City’s Zoning Ordinances. If the request conforms to the Zoning Ordinance, it must be approved by this body, otherwise it would be an illegal act and would open this body up to legal action. This type of action does not require a public hearing, therefore there will be no comments taken from the public as that has nothing to do with how we arrive at our decision. The only basis for the decision tonight is to determine if the site plan conforms to the City’s ordinances.

Request for Approval of Dollar General, Summerlake Dr. –

Mike Price of MAP Engineers in Chattanooga, Tennessee stated that Dollar General has located this area as an area they would very much like to be in. They have submitted plans that they feel conform to the City’s regulations by working with the Zoning Administrator as well as the City Engineer. They have addressed the comments they have received back and the landscaping and the type of building to be built. He feels will be a benefit to the community.
Frank Twehues states the Dollar General Store will be almost 9,200 sq. ft. and is listed as a convenience store, which is a permitted use in the HC zone. All points have been met or exceeded and the proposed site plan does comply with our Zoning Regulations.

John reiterated that Dollar General has received the approval from SD#1 for the site.

John asked Mr. Twehues and Chief Ward if they feel the entrances and exits and all traffic methods are a safe way to move traffic in and out of the subdivision as well as the store.

Frank Twehues replied they will modify the first landscape island in order to accommodate their delivery trucks into the store and to remove the trees because of site distance.

Chief Ward said the site was an issue but trees will be removed and three foot maximum shrubs will go in there. They will maintain a choke point which will slow down traffic into the subdivision.

John asked Mr. Price if he would agree to certain conditions. John would like:

1. A sidewalk on the residential side of the driveway;
   Mr. Price agreed to that and said they would put handicap railings along there also if necessary.
2. Put 15 more evergreen trees along the back of the building to screen it from the subdivision;
3. If Mr. Price would be agreeable to emptying the dumpster only during business hours;
4. All lighting be directed away from the subdivision;
5. Reiterated that small bushes will be planted in the area where the trees will be removed? Mr. Price stated they will plant small bushes under 3 ft. high.

Mr. Price agreed to all of the above.

Ron Johnson asked what the store hours would be to which Mr. Price said approximately 8:00 a.m. to 9:00 p.m. Ron also asked Mr. Twehues if he thought the lighting was appropriate. Mr. Twehues said there is no light trespass coming off the site.

Sonny asked if they talked about putting in a traffic light. Chief Ward said he guessed the State wouldn’t put in a traffic light because it would be too close to Campbell Crossing. The City can request it, but the State makes those decisions. The Chief said it would be best to wait until the store is built and then the State could do a traffic study if we requested it. Sonny felt it would be a safety issue.

Rick Neltner asked what the delivery times were. Mr. Price responded that generally they would be from 7:00 - 9:00 a.m. and there would be approximately two a week. Rick was concerned that there will be congestion with a truck coming in and residents trying to get out going to work. Mr. Price assured Mr. Neltner that there is sufficient room for a delivery truck to pull in and get out of the way of the residents.

**MOTION:** John Jewell made a motion to approve the site plan for Dollar General, seconded by Ron Johnson.

John Jewell asked for a roll call vote. Sonny Markus - no; Ron Johnson - yes; Rick Neltner - yes; John Jewell - yes; Susie Thomas - no; Stu Stormer - no; Dan Feldman - yes. The motion passed 4-3-0.
INTERNAL BUSNESS:

City Council Report: None
Correspondence: None

John recessed for 5 minutes while the room cleared.

John said he, Sonny Markus, Carol Hofstetter and Rick Neltner received four hours of training by David Pike at the NKAPC this past Saturday, September 17, 2011.

ADJOURNMENT:

MOTION: Susie Thomas made a motion to adjourn, seconded by Dan Feldman. All in favor, the motion passed with a 7-0-0 vote. Meeting adjourned at 7:30 p.m.

Attested to and submitted by:

Karen M. Barto
City Clerk/Treasurer

Dated 10-18-2011

John Jewell, Chair
Planning and Zoning

Dated Oct 18, 2011