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

Sonny Markus
Stu Stormer
Dan Feldmann

Absent
Present
Present

Also: Jan Johannemann
      Michael Duncan
      Dave Hart

Asst. City Clerk
City Attorney
City Council

Carol Hofstetter
William Rachford
Gail Jewell

Zoning Administrator
Mayor
Ethics Board

APPROVAL OF MINUTES:

October 18, 2011:

MOTION: Ron Johnson made a motion to approve the minutes of October 18, 2011, seconded by Dan Feldmann. All in favor, the motion passed 6-0-0.

November 1, 2011:

MOTION: Dan Feldman made a motion to approve the minutes of November 1, 2011, seconded by Susie Thomas. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS:

None

PUBLIC HEARING:

To hear and gather evidence and public comment regarding the adoption of a comprehensive plan amendment and to make a recommendation to City Council as to the zoning or other land use regulations for the Cottingham property at the northwest corner of the AA Highway (St. Route 9) and the AA Connector Road (St. Route 709), which will be effective for the property upon its annexation.

Mr. Jewell called the public hearing to order at 7:04 p.m. Mr. Duncan then explained the reason for the public hearing. City council has adopted an ordinance expressing its intent to annex the Cottingham property into the city. Under KRS 100.209, the Planning Commission is charged with the responsibility of looking at property and making a recommendation back to City Council what the zoning should be, and to do a comprehensive plan amendment. This is a voluntary annexation, and the property owner has requested the property be zoned Highway Commercial (HC). Since the property is surrounded by highways and roadways and state right-of-ways, the owner has requested as a part of this public hearing that the city consider relaxing their setback requirements for this zone when a development plan is submitted in the future. Mr. Duncan emphasized that the commission is not being asked to grant a variance this evening.
Mr. Jewell then asked for public comment. Hearing none, he closed the public hearing at 7:11 p.m.

Mr. Jewell thinks it makes good sense to zone the property Highway Commercial, and to take into consideration the setback requirements when a development plan is submitted in the future.

**MOTION:** John Jewell made a motion to recommend to City Council that upon annexation into the city, the Cottingham property be zoned Highway Commercial (HC), and in the future, due to the excessive state right-of-way setbacks, if a development should be closer to the road than the City and State combined setbacks, that the City relax or grant a variance if needed to permit that to happen, and that the comprehensive plan and future land use map be amended to reflect this.

Susie Thomas preferred the word “consider...” instead of “relax the setback”. All agreed to the change. The motion was then seconded by Rick Neltner with the change. All in favor, the motion passed 6-0-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**INTERNAL BUSINESS:**

**Treasurer’s Report:**

Susie Thomas presented the Treasurer’s Report for December 6, 2011:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Bal.</td>
<td>6,945.12</td>
</tr>
<tr>
<td>Receipts</td>
<td>0.00</td>
</tr>
</tbody>
</table>

There are several invoices for approval, which if paid would leave an ending balance of $5,244.67.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ziegler &amp; Schneider</td>
<td>39.00</td>
</tr>
<tr>
<td>Ziegler &amp; Schneider</td>
<td>104.00</td>
</tr>
<tr>
<td>CDS Associates</td>
<td>838.00</td>
</tr>
<tr>
<td>CDS Associates</td>
<td>403.33</td>
</tr>
<tr>
<td>CDS Associates</td>
<td>278.62</td>
</tr>
<tr>
<td>Priority Dispatch</td>
<td>37.50</td>
</tr>
</tbody>
</table>

There was one more invoice on the Treasurer’s Report, an invoice from Enquirer Media, which was for the advertisement of the public hearing. However, this is being removed as this invoice should be paid by the City.

Stu Stormer asked whether the Dollar General expenses were recouped from the developer, and wondered if the Commission needed to take another look at the fees. Mr. Jewell explained that the fee schedule had been amended. Sometimes the expenses may be more than what was paid, and other times they will be less. There also has not been a Treasurer’s Report since September, so it does look like there are more bills than normal.
MOTION: Dan Feldman made a motion to pay the invoices as reflected on the Treasurer's Report as amended (less the $77.60 for Enquirer Media that was removed), seconded by Stu Stormer. All in favor, the motion passed 6-0-0.

MOTION: Ron Johnson made a motion to accept the Treasurer's Report dated December 6, 2011, as amended, seconded by Dan Feldman. All in favor, the motion passed 6-0-0.

Mr. Jewell will be canceling the December 20, 2011 meeting.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Rick Neltner. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 7:25 p.m.

Attested to and submitted by:

__________________________  ______________________________
Karen M. Barto                John Jewell, Chair
City Clerk/Treasurer          Planning and Zoning

Dated 1-11-2012              Dated 01/17/2012