PLANNING & ZONING MEETING
Minutes of December 4, 2012

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: Sonny Markus
Stu Stormer 
Dan Feldmann

Present: Absent

Also: Jan Johannemann 
Michael Duncan 
William Rachford

Asst. City Clerk 
City Attorney 
Mayor

Carol Hofstetter 
Frank Twehues 
Gail Jewell

Zoning Administrator 
City Engineer 
Ethics Board

APPROVAL OF MINUTES:

November 20, 2012:

MOTION: Stu Stormer made a motion to approve the minutes of November 20, 2012, seconded by Ron Johnson. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS:

None

PUBLIC HEARING:

To hear and gather evidence and public comment regarding a proposed zoning map amendment for 0.699 acres of real estate owned by KAR Properties LLC located at 7536 Alexandria Pike, to rezone the property from Rural Residential Estate (R-RE) to Highway Commercial (HC).

John Jewell called the Public Hearing to order at 7:03 p.m. Mr. Duncan explained the process of the public hearing. The applicant requested a change in the zoning of the above property. Per KRS 100, a notice of public hearing was published in the newspaper, adjoining property owners were notified, and a sign was placed on the property advertising the hearing. There is an application and documents from CDS with comments, and a Site Plan which is in two phases. After all the evidence is presented, the Commission will make one of the following recommendations to City Council: (1) the proposed zone change is in agreement with the adopted Comprehensive Plan; (2) the existing zoning classification is inappropriate and the proposed zoning is appropriate; or (3) there have been major changes of an economic, physical or social nature in the area that would substantiate changing the zoning. Mr. Duncan agrees with the applicant’s statement that the zoning classification is in agreement with the Comprehensive Plan. All of the documents that were submitted are made a part of this public hearing. Applicants and their representative are present to answer any questions.

1. Aaron Linkugel, 100 Enzweiler Road – He asked exactly where the property is. His family owns a piece of property between the old motel and State Farm and he plans on building a house there. He wondered if he would be affected by this decision. Chairman Jewell and Mike Duncan said the application would not have anything to do with the parcel.
2. **Joe Kremer, Cardinal Engineering** – He represents the applicant, KAR Properties and Sue Neal. She owns the property next door and saw an opportunity to buy and improve the property. The first phase of the plan was to utilize the first floor space by cleaning it up and use it as retail space, which is a permitted use in a HC zone. By doing this, she could use the existing parking lot as is and still meet the current zoning requirements. If the first phase goes well, then she would like to take advantage of the lower level. That would require additional parking, which is the second phase.

Frank Tewhuies then stated the application was reviewed, and with some minor changes to the submitted site plan, it meets the zoning regulations. They would, however, need to submit a more detailed site development plan when they are ready for Phase 2.

3. **Mary Beth Hatcher, 100 Enzewiler Road** – She thinks the property needs to be cleaned up and the zoning should be changed. She just wanted to make sure her roadway is still going to be there.

John Jewell then declared the Public Hearing closed at 7:14.

John asked the applicant if there were cosmetic improvements planned for the building. Sue Neal said yes. John believes the request for the zone change is in compliance with the Comprehensive Plan and that the present zoning is inappropriate for the property.

Rick Neltner asked about appropriate signage for this property. Mr. Kremer stated they will have to come back to P&Z for signage, but for now they just want to get it rezoned. He thinks signs will not be a problem.

**MOTION:** Susie Thmas made a motion to recommend to City Council that the property owned by KAR Properties LLC at 7536 Alexandria Pike be rezoned from Rural Residential Estate (R-RE) to Highway Commercial (HC), that it is in agreement with the Comprehensive Plan, and that the present zoning is inappropriate. The motion was seconded by Dan Feldmann. All in favor, the motion passed 6-0-0.

Mr. Duncan will prepare an ordinance for the first reading at the December 6th council meeting. Sue Neal asked how the process works and Mr. Duncan explained there would be two readings of the ordinance and publication before the property would be rezoned.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Approval of Site Plan for Bishop Brossart High School Addition** –

Susie Thomas stated that she may have a potential conflict and recused herself from the discussion.

John stated representatives from Bishop Brossart were present to answer any questions. City Engineer, Frank Tewhuies, stated the plans were reviewed by CDS. There were some questions dealing with the building height, parking, and the lack of storm water detention. After discussions, the applicant is now proposing storm water detention and updated plans were submitted. CDS has determined that the applicant meets the requirements of the Zoning and Subdivision Regulations. Frank also added that this was a difficult plan for him to review personally, as he is a graduate of BBHS, and his job at CDS is to make sure that they meet all the requirements. Dan Feldmann
questioned if there would be a conflict with Frank working on this. Mr. Duncan did not believe there was, and since Frank made the disclosure, that is all that is necessary.

MOTION: Stu Stormer made a motion that the Site Plan for Bishop Brossart High School Addition be approved as submitted, seconded by Ron Johnson. All in favor, the motion passed 5-0-0.

Susie Thomas then returned to the meeting.

OTHER ITEMS:

John said there probably will be a meeting on December 18th to present the Treasurer's Report and to pay the bills. However, the first meeting in January will be canceled since it is scheduled on New Year's Day.

Dan Feldmann wanted to promote the Christmas in Alexandria that began last week, and he was impressed and encouraged everyone to stop by.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Ron Johnson. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 7:32 p.m.

Attested to and submitted by:

Karen M. Barto
City Clerk/Treasurer

Dated 12/19/12

John Jewell, Chair
Planning and Zoning

Dated 12/18/2012