PLANNING & ZONING MEETING
Minutes of October 2, 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  Sonny Markus
Rick Neltner  Present  Present
Susie Thomas  Present  Stu Stormer
Ron Johnson  Present  Dan Feldmann

Also:  Jan Johannemann  Carol Hofstetter
Frank Twehues  City Engineer  Zoning Administrator

Asst. City Clerk
Gail Jewell

APPROVAL OF MINUTES:

September 18, 2012:

MOTION: Susie Thomas made a motion to approve the minutes of September 18, 2012, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

VISITORS & GUESTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Beacon Hill Estates, Section 2, Preliminary Plat and Final Plat:

Frank Twehues stated the applicant is proposing to create three lots. All three lots will front on Constable Drive, and the lot sizes meet the requirements of the zone. There were questions from the applicant about how the three lots would tie into the existing HOA’s private sanitary sewer treatment plant. The HOA pays an outside company to operate and maintain the treatment system, and CDS has verified that the company is in good standing with the Kentucky Division of Water. CDS requested the applicant construct a rolled curbing gutter along the frontage of these lots. The applicant has provided information as to how they would tie into the HOA, how they would connect to the private sanitary sewer treatment system, and how they would construct the rolled curbing gutter.

There was a question about the existing buildings shown on the plat that are to be demolished. After some discussion, Joe Kramer, Cardinal Engineering and current owner Heritage Bank’s representative, said that the barn had been torn down since the application was received by the City and the house was torn down several years ago. Rick Neltner asked if there had been a permit pulled for the barn demolition. Carol Hofstetter will check.

Gerald Moose, prospective buyer of these lots, asked if he would be able to build on these lots since they have been approved. Frank Twehues said if P&Z approves the plats, they are buildable
lots and it is up to the property owner. John said this is between the prospective buyer and the seller. Mr. Moose also asked who would be responsible for constructing the curbs. Frank said if the plat is approved, it is the responsibility of the current property owner (Heritage Bank). Mr. Moose wanted to know about the other lots. Frank said that when they were approved back in 2004, constructing the curbs was not a condition of that approval. He thought there was an understanding that curb would be placed as each house was built. However, that is NOT how CDS is recommending approval of the lots that are to be approved tonight.

**MOTION:** Rick Nelter made a motion to approve the Preliminary Plat and Final Plat for Beacon Hill Estates, Section 2, seconded by Susie Thomas. All in favor, the motion assed 5-0-0.

2. **Council Resolution #2012-10, Sign Regulations:**

John gave the commission members a copy of all of the sign regulations and asked them to review them, paying particular attention to real estate signs. At the next meeting they would have a discussion on any recommended wording changes, then there will be a public hearing and a recommendation to council.

**INTERNAL BUSINESS:**

Since the Treasurer’s Report was given at the last meeting, there will not be one this evening.

John said there will be a public hearing scheduled for October 16th. All commissioners will be receiving information on this.

**ADJOURNMENT:**

**MOTION:** Sonny Markus made a motion to adjourn, seconded by Ron Johnson. All in favor, the motion passed with a 5-0-0 vote. Meeting adjourned at 7:25 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer  
Dated 10-19-2012

John Jewell, Chair  
Planning and Zoning  
Dated Oct 16, 2012