PLANNING & ZONING MEETING
Minutes of October 16, 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  Present
          Rick Neltner  Present  Stu Stormer  Present
          Susie Thomas  Present  Dan Feldmann  Present
          Ron Johnson  Present

Also:  Jan Johannemann  Asst. City Clerk  Carol Hofstetter  Zoning Administrator
        Michael Duncan  City Attorney  William Rachford  Mayor
        Dave Hart  City Council  Gail Jewell  Ethics Board

APPROVAL OF MINUTES:

October 2, 2012:

MOTION:  Susie Thomas made a motion to approve the minutes of October 2, 2012, seconded by Ron Johnson. All in favor, the motion passed 7-0-0.

VISITORS & GUESTS:

None

PUBLIC HEARING:

To hear and gather evidence and public comment regarding a proposed zoning map amendment for 13.05 acres of real estate owned by HKF Trust, located between State Route 10 (East Main Street) and Persimmon Grove Pike, south of the Country Grove subdivision, and part of a larger parcel proposed to be developed as Whistler's Pointe Subdivision.

John Jewell called the Public Hearing to order at 7:03 p.m. There was a colored drawing of a Development Plan by Grand Communities posted. Mr. Duncan explained that in 2005 or 2006, the lower part of the property was not in the city. The developer wanted to develop all of the property as Whistler's Pointe Subdivision, and that section was subsequently annexed into the city. At that time, there was an annexation and zoning hearing and it was annexed. Some zoning was done, making portions of it R-1D. For some reason, 13.5 acres of the property was left County R-1C. The reason for this public hearing is to change this section to match the others and make it R-1D.

According to KRS 100, the Public Hearing was advertised, the adjoining property owners were notified, and a sign advertising the public hearing was posted on the property. Representatives from the Fischer Group and their engineer, Joe Kremer, were in attendance to answer any questions.

1.  George Neltner, 8668 Persimmon Grove Pike – His property is across the street. He did not get a notice from the City regarding the public hearing. He is okay with the zone change, but was interested in where access to this development will come out onto Persimmon Grove in relation to his driveway and whether he will have to tie into the sewers. Mr. Jewell explained that those questions will be answered when the site plan is presented to the city.
Mr. Duncan said Mr. Neltner did not get a notice because his property is not directly adjoining the 13.5 acres that is being rezoned. Mr. Neltner can look at the Development Plan on display to see where the entrance is.

Susie Thomas said anyone who wanted to be notified when the site plan is presented should give their name and address to the Zoning Administrator so they can attend that meeting. Carol will also make some copies of the development plan for those who would like one.

2. Cindy Meyer-White. Her parents own the property south of the development. She had questions about where the entrance was going, how many houses, when the site plan would be submitted, water runoff, and trespassing issues.

Joe Kremer, Cardinal Engineering, on behalf of the applicant, stated that the access into the development will probably be between Mr. Neltner’s driveway and his neighbor’s. Due to the steep terrain and topography, the first house will be 300-400 feet up the hill. Sewers will be in the development, but will not be along Persimmon Grove. Runoff should not affect the Meyer property. This is regulated by the Sanitation District.

Mr. Neltner then asked how they planned to accommodate school buses and whether they would be widening Persimmon Grove. Mr. Kremer said the Highway Department generally requires a deceleration lane or a right turn lane, but he really doesn’t know yet. At this time, there is no real timeline for starting the project.

Mr. Duncan suggested that the development plan, a smaller copy of the zoning map that shows the actual property, and the resolution from City Council be made a part of the record.

John Jewell then declared the Public Hearing closed at 7:25.

MOTION: Susie Thomas made a motion to recommend to City Council that the 13.05 acres of the HKF property be rezoned from County R-1C to City R-1D so that all of the adjoining Fischer-owned properties are zoned City R-1D to allow for the development of the property in accordance with the revised subdivision development plan designated as Exhibit A set forth in the City Council Resolution 2012-09, and made part of this motion. In support of this recommendation the testimony and evidence at this hearing leads to the findings that the map amendment is in agreement with the City’s adopted Comprehensive Plan and that the existing zoning classification given to the property is inappropriate, and that the proposed zoning classification is appropriate. The motion was seconded by Rick Neltner. All in favor, the motion passed 7-0-0.

OLD BUSINESS:

Continuing Discussion on Sign Regulations: John had some suggestions on possible sign regulations for everyone to review. Some of the real estate signs that have appeared in the City were much larger than is allowed, and what is allowed in the sign ordinance may be a little too small. There was a lengthy discussion as to whether signs should be sized according to the size of the lot, the location of the lot, and whether it is zoned residential or commercial. The only thing in our zoning regulations right now about real estate signs is in Section 9.5(C) “Signs Exempt from Permit Requirements”.

A suggestion was made that if someone wanted to erect a larger real estate sign, then perhaps a fee should be charged. Rick Neltner thinks a sign does not really sell the property, but it is more of an advertisement for the real estate company. Most buyers look on line or work with realtors who have other means of marketing properties for sale.
Rick Neltner thanked Carol Hofstetter and the Code Enforcement Officer for cleaning up the City. He thinks it looks a lot nicer without those extra-large signs.

The commission decided to think about this a little more and revisit it at a later meeting. The next scheduled meeting will be canceled because it is Election Day.

NEW BUSINESS:

None

INTERNAL BUSINESS:

Treasurer's Report:

Susie Thomas presented the Treasurer's Report for October, 2012:

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Rezoning of KAR Properties
Revised Site Plan – All Seasons Car Wash

MOTION: Dan Feldman made a motion to approve the Treasurer's Report dated October 16, 2012, seconded by Ron Johnson. All in favor, the motion passed 7-0-0.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Stu Stormer. All in favor, the motion passed with a 7-0-0 vote. Meeting adjourned at 7:59 p.m.

Attested to and submitted by:

Karen M. Barto
City Clerk/Treasurer

Dated 11/20/2012

John Jewell, Chair
Planning and Zoning

Dated 11/20/12