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  Present  Sonny Markus  Present  
          Rick Neltner  Present            Dave Hart  Present  
          Susie Thomas  Present            Dan Feldmann  Absent  
          Ron Johnson  Present  Carol Hofstetter  Zoning Administrator  
Also:  Jan Johannemann  Asst. City Clerk  William Rachford  Mayor  
       Mark Brueggemann  City Engineer

APPROVAL OF MINUTES:

March 5, 2013:

MOTION: Dave Hart made a motion to approve the minutes of March 5, 2013, seconded by Rick Neltner. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS:

None

OLD BUSINESS:

Continuing Discussion on Arcadia:

At the last meeting, three motions passed with regard to the first Public Hearing. The third motion passed was for disapproval of the Stage I Development Plan until a traffic study of Tollgate is done and to allow for further review of the proposed lot sizes. Some felt they moved too fast and didn’t have enough time to study it, and they wanted to re-visit the motion. John read new information he received pertaining to traffic studies and lot sizes (see attached). Based on this, he asked for a motion that they rescind the last action.

There was discussion among the commission members, the City Engineer, and Mr. Schoettelkotte. Mark Brueggemann confirmed there is a shelf life on traffic impact studies, and the developers will be required to have a current study done when they actually connect to Tollgate. A traffic study looks at the volume and turning movements and capacity of the lanes to convey the volume for peak hour periods, and Mark doesn’t think that is an issue. Geometrics and sight distance is also a part of the study, and he is more concerned with that safety aspect. John pointed out that this development has been in the planning stage since 2006, and it will probably take 10-15 years to complete. Mark said the Planning Commission should be more concerned with: (1) a second access – connecting to Tollgate, and (2) a traffic impact study in conjunction with that access. It doesn’t matter whether it is done now or later. If they acquire the adjacent property to improve some of the geometrics of that intersection, it would change the outcome of a traffic study.

Mr. Schoettelkotte said it will probably be at least ten years before the development would tie into Tollgate Road. Construction will start at the US27 intersection and work back, so they would like to do the traffic study down the road in concert with the design of that future entrance. He feels they have demonstrated their commitment to the City in the past, and will continue do do so by configuring
an appropriate access on Tollgate. Also, the State will require a traffic study for the encroachment permit. He does believe it is premature to go to the expense of a traffic study at this time.

MOTION: Based on the information received tonight, Dave Hart made a motion to rescind the motion made at the last P&Z meeting to not approve the Stage I Development Plan until a traffic study of Tollgate is done, to allow for further review of the proposed lot sizes, and to revisit the matter. The motion was seconded by Ron Johnson. The motion was brought up for a vote: Dave Hart-Yes; Susie Thomas-No; John Jewell-Yes; Rick Neltner-No; Ron Johnson-Yes; Sonny Markus-Yes. The motion carried 4-2-0.

The matter will be discussed again at the next meeting after everyone has a chance to review and study this information.

Dave Hart wanted to hear more on the matter of the 55' lots. John pointed out there are older subdivisions in the city that were built on 55' lots, and Summerlake Subdivision has some 50' lots. Mr. Schottelkotte is willing to continue discussion and work with the City. They will re-visit this at the next meeting.

NEW BUSINESS:

Approval of Alynn Investments, 9291 Alexandria Pike:

Joe Kramer, Cardinal Engineering, on behalf of the applicant, explained this site plan has gone through several revisions. There will be an 80 x 60 metal building that will house a business of granite sales, a small showroom, and a place where they will cut the granite. There is a small parking lot, handicap parking, as well as loading/unloading area, and landscaping in front. There is 40-50 feet of woods on the south side that will be left entact, and the nearest residents on the east side are about 300-500 feet back. They will come back later to have signage approved.

Mr. Brueggemann said there was a lot of discussion on this project including the city attorney had and everyone is in agreement this business is a permitted use in a Highway Commercial zone. The only two outstanding items were the signage and landscaping. Existing vegetation for landscaping is allowed if there is enough quality vegetation to warrant it.

MOTION: Ron Johnson made a motion to approve the Site Plan for Alynn Investments, 9291 Alexandria Pike, noting that no signage is approved for the site at this time, and that no additional landscaping will be required, seconded by Rick Neltner. All in favor, the motion passed 6-0-0.

Dave Hart brought up the question of whether P&Z can require any landscaping between Arcadia and the existing residences. Mark said there is nothing in the Zoning Code that requires landscaping between similar uses. It is something that can be discussed with the developer in going through the PUD process, but there aren’t any required regulations.

Mayor Rachford has asked the Commission to look at incorporating cluster mailboxes for new subdivisions into the Subdivision Regs. Stillwater and Summerlake already have cluster mailboxes. John is collecting information and there will be more discussion and a public hearing in the future.

Rick Neltner brought up the subject of speed bumps. Mr. Brueggemann said the technical term is “traffic calming devices”. John asked Mark to get him more information on this.

Mark also stated they are looking into making a couple slight modifications to the pavement sections of the Subdivision Regulations. There are some better aggregates out there to concrete pavements that he would like to see added to the Regulations.
INTERNAL BUSINESS:

Carol had been reviewing records to see who needs HB55 training. There are opportunities for local training, and she will let everyone know when she gets the information together.

Dave Hart mentioned he recently sat in on the skate park ad hoc meeting. There was good discussion, and a sub-committee was formed to either look for donors to acquire land, or possibly have a commercial skate park.

ADJOURNMENT:

MOTION: Dave Hart made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 8:11 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer  
Dated 4/3/13

John Jewell, Chair  
Planning and Zoning  
Dated Apr 02, 2013