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  Absent  Dan Feldmann  Absent
          Ron Johnson  Absent

Also:  Jan Johannemann  Asst. City Clerk  Carol Hofstetter  Zoning Administrator
       Mark Brueggemann  City Engineer
       William Rachford  Mayor

APPROVAL OF MINUTES:

March 19, 2013:

MOTION:  Dave Har: made a motion to approve the minutes of March 19, 2013, seconded by Sonny Markus. All in favor, the motion passed 4-0-0.

VISITORS & GUESTS:

None

NEW BUSINESS:

Approval of Preliminary Plat – Whistlers Point

The applicant, Jason Wisniewski, explained two maps of Whistlers Point. The first was originally approved and the second one has been tweeked to make it a better fit for the community. They are asking for a variance for flag lot #28.

The City Engineer, Mark Brueggemann, reiterated that the original plan was submitted. CDS had several review comments and three letters. Mark is satisfied that the plan now meets the subdivision regulations with the exception of flag lots 25, 26 & 28. Mark feels exhibit A is far superior to exhibit B which was originally submitted. Lots 28 & 74 now share a driveway. Mark recommended that Planning and Zoning approve the plat dated March 12, 2013 and grant a waiver to allow the three contiguous lots per section 8.5c of the Subdivision Regulations finding that the modification provides for innovative design layout of the subdivision and is in general conformance with the annexation exhibit.

One of the adjoining property owners asked if they would be notified of these meetings to which John Jewell answered no, they were only notified of any public hearings on this property.

Rick Neltner asked what the width of the lots would be and if speed humps would be required.

The applicant said the majority would be 60 ft wide.

John Jewell said the Safety Committee will be meeting on Thursday, April 4 to discuss speed claming devises and how the City wants to address that issue. We will look at designing safer streets.
John Jewell would like to see cluster mailboxes in this subdivision.

Mark Brueggemann said the cluster mailboxes are already planned for it and they will work with the Post Office on that issue.

Dave Hart mentioned a little island for the mailboxes so they are not on the road and the applicant agreed to look at that.

Rick Neltner asked if Persimmon Grove is a County Road and if the entrance of the subdivision will be checked for safety issues.

Mark explained the egress is always checked for site distance when the plans come in.

MOTION: Dave Hart made a motion to approve the preliminary plat for Whistler’s Point using Exhibit A and allowing a waiver as presented with the flag lots 26, 27 & 28 as described and they have agreed to use cluster mailboxes seconded by Sonny Markus. All in favor, the motion passed 4-0-0.

OLD BUSINESS:

Continuing Discussion on Arcadia

The two outstanding questions are:
- When is the second exit coming and
- When will there be a traffic study done.

John worked with Mark Brueggeman and Mike Duncan. They said if any of the following conditions are met, construction of the connection to Tollgate Road shall occur.

1. Seventy Nine percent of the residential units in the development (which would be 805 residential units of the 1,020 units) have been completed with Certificates of Occupancy or:
2. Construction begins on any residential units in the newly annexed property (aka Sam’s Property) or:
3. Five years have elapsed from the approval date of this development plan.

If one of these are met, the following conditions have to be met:
- A Traffic Impact Study meeting the Kentucky Transportation Cabinet standards has been completed and addresses issued such as projected traffic count, number of lanes required, alignment of the connection to Tollgate Road and safety (including sit lines) and;
- Approval has been received from the Kentucky Transportation Cabinet concerning said connection.
- Approval from the City of Alexandria’s Planning and Zoning Commission concerning said connection has been received before construction can be completed on that connection.

Mr. Schoettelkotte was concerned with #3. He felt the five years should be more like 10 years. There was discussion regarding the time limit.

Rick Neltner asked if the property on Tollgate for the second access has been purchased to insure an exit across from Breckenridge. Mr. Schoettelkotte said no.

Carol Hofstetter, the Zoning Administrator, said she and the Mayor met with Rob Hans with Transportation Cabinet for the State and with the purchase of the Sam’s property, it is possible to exit onto Tollgate Road.
Mayor Rachford stated it is the Transportations Cabinet's prerogative to do a traffic study and grant an access to Tollgate. They don't need to acquire an additional land on Tollgate.

Rick Neltner asked how the traffic study went on U.S. 27.

John Jewell stated in 2006 when Arcadia first came to the City, a traffic study was done. The State would monitor traffic on U.S. 27 and if it was too much, they would require Arcadia to have an access onto Tollgate.

It was the concensus of the Planning & Zoning Board to delete #3 which is the reference to a time frame from the approval date to have the Tollgate access.

John asked Mr. Schoettelkotte if he could agree with the above mentioned conditions.

Mr. Schoettelkotte responded the original approval from P&Z, before the Sam's Property was purchased, was 916 homes being developed before the access road to Tollgate began. Could we go with that?

Sonny Markus feels if P&Z already approved 916 homes with one entrance, maybe we should stick to that instead of 805. There was more discussion.

There was discussion on the lot size being 55 feet and 65 feet wide.

The third bullet point was questioned regarding coming back to P&Z for approval after the State approves the entrance onto Tollgate. The developer feels that is redundant.

Dave Hart feels if the State approved the entrance, they shouldn't come back to P&Z and John Jewell agreed.

John then read the conditions taking out #3 (the 5 year time limit) and the third bullet, (P&Z's approval after State's approval of the entrance to Tollgate.)

There was discussion regarding platting the subdivision with the 79% of homes on it verses C.O.'s being issued for 79% of homes.

It was decided to use CO's instead of plats as stated on #1.

**MOTION:** Sonny Markus made a motion to approve the Arcadia Revised Development Plan with the conditions, seconded by Dave Hart. Roll call vote was taken. Dave Hart, Yes; John Jewell, Yes; Rick Neltner, No; Sonny Markus, Yes. The motion passed 3-1-0.

John mentioned City Council asked Planning & Zoning to try to find someway to put into the Subdivision Regulations a requirement that streets have to be designed in such a way to reduce speeds on new streets. John has found lots of research, but nothing that has been implemented. If any P&Z members want to pursue this, it would be very helpful. John has also asked Mark Brueggemann about it.

The Mayor also asked if we could include cluster mailboxes in all new subdivisions.

John researched this and hasn't found that anyone requires this except in small lot developments, condos and apartments.
The Post Master said this might be something required in the future but the mail carriers don't like them. Also, the residents of larger lots don't seem to like the cluster mailboxes. There was discussion on this.

Susie Thomas was not present so there was no Treasurer's Report.

**ADJOURNMENT:**

**MOTION:** Sonny Markus made a motion to adjourn, seconded by Dave Hart. All in favor, the motion passed with a 4-0-0 vote. Meeting adjourned at 8:28 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer  
Dated 5/7/13

John Jewell, Chair  
Planning and Zoning  
Dated May 07, 2013