PLANNING & ZONING MEETING
Minutes of July 16, 2013

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  Present
          Ron Johnson  Present

Also:  Susie Clark  Adm. Clerk
       Carol Hofstetter  Zoning Administrator
       Mark Brueggemann  City Engineer

APPROVAL OF MINUTES:

June 18, 2013:

MOTION: Susie Thomas made a motion to approve the minutes of June 18, 2013, seconded by Dan Feldmann. All in favor, the motion passed 7-0-0.

VISITORS & GUESTS:

None

OLD BUSINESS:

Rick Neltner asked if the City has heard anything on Wendy’s. John Jewell and Carol Hofstetter replied the corporate office said they were waiting a couple of months to finish a job in Hebron.

NEW BUSINESS:

Request for Final Plat Approval – Summerlake Subdivision, Sec. 6:
There was no one present to represent Summerlake Subdivision, so Mark Brueggemann gave his review and recommendation. He stated the submittal meets the requirements of the City of Alexandria, and he would recommend approval of the final plat as revised. Discussion followed.

MOTION: Susie Thomas made a motion to approve the request for the Final Plat for Section 6 of the Summerlake Subdivision, seconded by Dave Hart. All in favor, the motion passed 7-0-0.

Request for Preliminary Plat Approval – Racke Farms:
Rick Carr, the project engineer, and John Racke, the owner, were present. Rick Carr said the lots are 80 feet wide. Williams Drive exceeds the 1,200 minimum lineal feet of roadway. It is approximately 1,350 feet. The reason for that is so another road isn’t necessary off Williams and this keeps the cost down and disturbs less land. They have minimized the impact onto Orchard Lane by keeping the same entry to the farm as the main road. They did allow for future development of Orchard Lane should that ever happen.

Mark Brueggemann reported the property is a total of 29.9 acres with 47 single family homes being proposed. The road frontage is 80 feet and a minimum of 12,000 square feet for the lots. The plan lays out 6 flag lots, which is within our subdivision regulations. The length of the street is 800 feet in length from the cul-de-sac street to the end of Williams Drive. The intersection is 150 feet to Sylvan Drive which is a little tight. Both the Sanitation District and the Water District have approved.
Sonny Markus asked if any green space was planned for the subdivision. Mr. Carr responded no, since the lots are so large and there won’t need to be a Homeowners Association. That would mostly be for subdivisions with smaller lots.

Rick Neltner asked about putting speed calming devices into the streets. There was discussion about them, but since the Commission has never adopted language to require speed calming devices, Mr. Brueggemann will work with Mr. Carr to put geometrics into the street in the improvement phase to cut down on speeding.

Dave Hart said he would like for Mr. Brueggemann to take a look at Sylvan and Orchard Lane because they are not in the best of shape. Mr. Brueggemann wasn’t sure if they are on the five year street plan or not.

Mr. Brueggemann recommended approval of the Preliminary Plat with the approval of the length of the cul-de-sac street being 1,350 feet. The applicant agreed to work with the City regarding the alignment of Williams Drive to add additional curvature to eliminate excessive speed on that street, also the entrance location to be looked at in relation to the closeness to Sylvan Drive.

**MOTION:** Ron Johnson made a motion to approve the Preliminary Plat for Racke Farms with Mr. Brueggemann’s suggestions, seconded by Susie Thomas. All in favor, the motion passed 7-0-0.

**INTERNAL BUSINESS:**

**Treasurer’s Report:**

Susie Thomas presented the Treasurer’s Report for July, 2013:

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<th>Description</th>
<th>Amount</th>
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<td>Beginning Bal.</td>
<td>$21,887.33</td>
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<td>Receipts</td>
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<td>Invoices to Pay</td>
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<td></td>
<td>-3.00</td>
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<tr>
<td>Ending Bal.</td>
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</table>

Dan Feldmann inquired about an outstanding check to CDS. Susie Thomas responded we are waiting for a month to see if it comes in. If not, we will re-issue a check to CDS.

**MOTION:** Dan Feldmann made a motion to pay the bills, seconded by Dave Hart. All in favor, the motion passed 7-0-0.

**MOTION:** Ron Johnson made a motion to approve the Treasurer’s Report dated July 16, 2013, seconded by Sonny Markus. All in favor, the motion passed 7-0-0.

**ADJOURNMENT:**

**MOTION:** Dan Feldmann made a motion to adjourn, seconded by Dave Hart. All in favor, the motion passed with a 7-0-0 vote. Meeting adjourned at 7:40 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer  
Dated 8/23/13

John Jewell, Chair  
Planning and Zoning  
Dated Aug 20, 2013