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 Jewel, Chair
         Rick Neltner
         Susie Thomas
         Ron Johnson

Also: Jan Johannemann
      Wm. T. Rachford
      Michael A. Duncan

Present: Sonny Markus
         Dave Hart
         Dan Feldmann
         Carol Hofstetter
         Jeff Pohlman
         Zoning Administrator
         Fire Chief

APPROVAL OF MINUTES: November 19, 2013

MOTION: Dan Feldmann made a motion to approve the minutes of November 19, 2013, seconded by Ron Johnson. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS: None

OLD BUSINESS:

Review of proposed text for proposed Continuing Care Retirement Community (CCRC) Zone

Mr. Jewell asked Mr. Duncan to explain how he arrived at the text that was given to the Commissioners at the last meeting.

Some time ago, Baptist Life approached the City about a site they wanted to buy. The property was zoned commercial. They plan to build a continuing care retirement facility to provide a community for people in all phases of needs from personal care apartments and rooms to a high-assisted living nursing home. The community would be a place where everything is provided and residents would not have to leave if they didn’t want to because the site would house restaurants, hair salons, stores, along with physical, occupational therapies, etc.

Dave Hart arrived at 7:05 p.m.

After meeting with the Mayor, Mr. Duncan, and others at the City, it was decided this would be a good asset for the City because of the employment opportunities and payroll taxes. The City did not have zoning text for a community like this, and Mayor Rachford asked Mr. Duncan to work with Baptist Life, do research, and draft text to adopt as part of the zoning ordinance so they could ask for a rezoning to that new zone.

Mr. Duncan looked at several of these developments throughout the country, and drafted the text, using the format of other zones in the ordinance. He also integrating the various definitions that Kentucky law provides for adult day care, adult care home, assisted living, nursing home, residential care facility, physical therapy, etc. Based on Kentucky law, he felt we also needed to amend our definitions as shown on Page 5-6 (see underlined language in the attached document). He worked closely with Baptist Life, the Mayor and Zoning Administrator, and there were several drafts before coming up with the text presented tonight.

Mr. Duncan asked P&Z to comment on two things that are common phrases in our zoning text:
- Accessory Use #2 - "Fences and Walls as regulated by Article 8 of this ordinance". We need to amend Article 8 to include fences and walls for CCRC developments.
- Accessory Use #3 - "Signs, as regulated by Article 9 of this ordinance". Needs to be amended to include signs for CCRC developments.

He suggested using the language for signs, fences, and walls that are permitted for professional office building developments. Before the Public Hearing, he will come up with language that would meet those two requirements.

Baptist Life has now purchased the property, gone public with this information, and they are excited to come to Alexandria. Mr. Duncan explained there are two public hearings scheduled for December 17th. The legal ad will run on Thursday, December 5th, signs are up on the property, and letters have been mailed to adjoining property owners. P&Z will be asked to look at the text of the new zone and give a recommendation back to City Council, and then to recommend re-zoning this property.

Mr. Hart prefers language to be in the text that signage is to be a part of the site plan to be approved or disapproved by P&Z. In other words, if the applicant would go outside of what signage was approved in the site plan and development plan, then it is a violation of that plan.

Susie Thomas asked if the maximum building height of 75' is consistent with other cities. Mr. Duncan said some were higher and some lower, and in his initial draft it was 65'. However, Baptist Life had a clock tower they wanted to incorporate into the development. She wondered if it would be better to go back to 65' for main buildings and 75' for auxiliary buildings, such as a clock tower.

Baptist Life representatives will be at the public hearing to give a presentation and specific information on the development.

Mr. Jewell asked the commissioners if they felt comfortable going forward with the public hearings on the 17th. Everyone agreed. Mr. Duncan said he would make the adjustments suggested tonight by way of an addendum to the current document.

Sonny Markus asked Chief Pohlman if he had any comments. The Fire Chief said he has a meeting on Wednesday with the applicant and will be working closely with them throughout the process to make sure the fire codes are being followed.

**NEW BUSINESS:** None

**INTERNAL BUSINESS:**

Treasurer's Report:

Susie Thomas presented the Treasurer's Report for December, 2013:

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<th>Amount</th>
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**MOTION:** Ron Johnson made a motion to pay the bills, seconded by Dan Feldmann. All in favor, the motion passed 7-0-0.
MOTION: Dave Hart made a motion to approve the Treasurer’s Report dated December 3, 2013, seconded by Sonny Markus. All in favor, the motion passed 7-0-0.

OTHER ITEMS: None

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Sonny Markus. 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 12/18/13

John Jewell, Chair
Planning and Zoning
Dated Dec 17, 2013