PLANNING & ZONING MEETING
Minutes of February 18, 2014

The Alexandria Planning & Zoning Commission met in regular session on the above date at 7:00 p.m. Chairperson Dave Hart opened the meeting with the Pledge of Allegiance.

The following members answered roll call:

Present:  Dave Hart, Chair  Present  Sonny Markus  Present
Rick Neitner  Present  Marty Hipple  Present
Susie Thomas  Present  Ron Johnson  Present
Dan Feldmann  Absent

Also:  Susie Clark  Clerk  Carol Hofstetter  Zoning Admin
Michael Duncan  City Attorney  Mark Brueggemann  City Engineer
William Rachford  Mayor  Andy Schabell  Council

PUBLIC HEARING:

To hear and gather evidence and public comment regarding the application of James Newman for a Zoning Map Amendment to re-zone real estate at 11 Sunset Drive (Lot Number 6 of Fair Acres Subdivision) from Residential One-D (R1-D) zone, to Highway Commercial (HC) zone.

Dave Hart called the Public Hearing to order at 7:03 p.m. Mr. Duncan explained the process of the public hearing. The applicant requested a change in the zoning for the above property. Per KRS 100, a notice of public hearing was published in the newspaper, adjoining property owners were notified, and a sign was placed on the property advertising the hearing. The statues that are in play tonight require the Planning and Zoning Commission to hold a public hearing in order to gather evidence to make findings and fact whether or not to recommend to City Council to approve the zone map amendment. If City Council approves, an ordinance will be adopted.

Jim Newman – Owner of Parkview Market
He explained he recently purchased the lot at 11 Sunset, which is behind Parkview Market, with the intent to put in a parking lot. When U.S. 27 was widened, they took part of his parking lot in front of the building.

Kevin Hanson – Cardinal Engineering, Engineer for Applicant
He has submitted a conceptual plan at this point. If approved, they will be back with a full engineers plan. He believes it is in compliance with our parking requirements. He believes this will help increase the business for Parkview Market.

Chris Young – 12 Sunset Drive
Mr. Young has lived there for 8 years and he doesn't think a parking lot is very desirable. He said he never sees the current parking spaces filled in front of Parkview Market. He worries about his property values with a parking lot going in. He also stated the two commercial properties next to Parkview are vacant and is fearful that a restaurant may go in, which he will see the backside.

Chris Thomas – 37 Sunset Drive
Mrs. Thomas is concerned about delivery trucks blocking the street. No emergency vehicles could get through. If the parking lot solves that problem, it will be a good thing. Mrs. Thomas did say the sign is very low on the lot and the snow is up very high so only five people on the street knew about the public hearing. Also, three cars park in front of that lot. She is concerned that if the lot is
rezoned HC, something undesirable to their neighborhood will go in. She is happy about the drainage being addressed and asked where the water will go. She is concerned about the three parking spaces currently in front of that lot. They will be gone and those people will park down the street which is already narrow and congested. Will the residents be able to park in that lot? Those were some of her concerns.

Jackie Shaw – 35 Sunset Drive
She has lived on Sunset Drive her entire life. She doesn’t understand something being zoned HC when it’s not on the highway. She hasn’t seen the plans. There is a pond behind her house that is being filled by storm drains. The streets were paid for by the people of Sunset. She feels no one is concerned about the people who live there. She doesn’t think building 10 spaces will help anyone when it takes three away. She feels the people on Sunset need more time because no one could see the sign for the snow and cars parked in front of it.

Ron Johnson asked if people could park on each side of Sunset.

Mr. Hanson said they can only park on one side of the street and the parking lot would be off Sunset. Mr. Hanson also said the plans require a detention basin to be installed which would slow the water down that is currently uncontrolled.

Mr. Neltner asked Mr. Newman what his future plans are for the parking lot to which Mr. Newman said he doesn’t know what the next five years hold. He just wants additional parking spaces for Parkview Market. There is one apartment above Parkview, which could use the lot.

Chris Thomas –
Mrs. Thomas said there are three or four units at the top right hand side of Sunset that use the three parking spaces in front of lot 6, 11 Sunset Drive. There is parking behind the apartment building but it’s not very large. She also asked if something else could go in there.

Sonny Markus doesn’t feel the tight parking situation on the entire street should affect Mr. Newman’s request for a parking lot. Mr. Markus said the owner may allow neighbors to park in the lot when the store is closed.

Susie Thomas said if the house was replaced, there would be a driveway and those parking spaces could be gone, and if the lot is too small for a residence, what would they expect to go there?

Marty Hipple asked what the distance was from the back door of Parkview Market to the parking lot because if a delivery truck is in the front parking lot, there wasn’t any room for cars. He suggested using the back lot for deliveries. Mr. Hipple asked how wide the parking lot would be, which is 50 feet.

Mr. Young said there wasn’t enough room for that, but Mr. Hanson thinks an unloading area could be designated if the parking wasn’t in the front of the store. Mr. Hanson said possibly designating the area on the Sunset Drive side for unloading and not allowing parking on that side could work.

Mr. Duncan asked Mr. Hanson if he has looked at the Comprehensive Plan for this property. Mr. Hanson had not, but he believes it was intended for HC all along U.S. 27.

Mr. Duncan said it is difficult to tell on the paper version of the Future Land Use Map. It does show a strip of red on that side along U.S. 27 which is anticipated for Highway Commercial, and it appears to him the red is three hundred feet back which would include this property. Mr. Hart said it looks like 220 or 230 feet to him.
Mr. Duncan said the issue of blocking the street for delivery trucks is totally illegal and cannot continue.

Mr. Brueggemann noted the property is currently R1-D. The property to the south of this property is zoned HC, the property to the east is HC and directly across the street is zoned HC but actually directly across from them is R1-D. The property to the west is R1-D. He feels it’s not 100% clear on the Future Land Use Map, but he feels pretty confident, it is intended for General Commercial/Office Development. Mr. Brueggemann stated the applicant is proposing landscaping along the common property line along the west. In order to accommodate the grading work a retaining wall must be constructed along the west edge of the parking lot. A storm water detention facility would be detailed upon submittal of improvement drawings.

Chairman Dave Hart closed the public hearing at 7:40 p.m.

Mr. Duncan explained in order to approve, one of three findings must be met:
1) The zone change is consistent with the Comprehensive Plan;
2) Look for a mistake on the zoning map; or
3) Find major economic or social change that was not envisioned by the Comprehensive Plan.

Mr. Duncan said if this property is re-zoned, subject to this plan, the current or future owner could NOT put a building on that property without coming back in front of this board.

Ron Johnson asked if Mr. Newman had intentions of combining the two lots to which Mr. Newman replied he would.

MOTION: Susie Thomas made a motion to recommend to City Council that the property owned by the Newman Family at 11 Sunset Drive be re-zoned from Residential One-D (R-1D) to Highway Commercial (HC) based on the fact that it is in agreement with the Comprehensive Plan and subject to the development plan. The motion was seconded by Ron Johnson. All in favor, the motion passed 6-0-0.

APPROVAL OF MINUTES - January 7, 2014

MOTION: Susie Thomas made a motion to approve the minutes of January 7, 2014, seconded by Sonny Markus. All in favor, the motion passed 6-0-0.

VISITORS & GUESTS:
None

OLD BUSINESS:
Dave Hart mentioned the P & Z Board is in need of continuing education hours. On May 20th Maysville has a class. There was discussion about this. Carol Hofstetter will check with the neighboring cities to see if they have anything planned. Ron Johnson would like for Carol to check with David Pike to see if we can get him here.

Dave Hart met with the Mayor, Carol Hofstetter and Sam Trapp regarding two or three things they would like P & Z to take a look at. Dave will work with them and come up with a list of recommendations for everyones input.

NEW BUSINESS: None

INTERNAL BUSINESS:
Treasurer’s Report:
Susie Thomas presented the Treasurer’s Report for February, 2014:

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MOTION: Ron Johnson made a motion to pay the bills, seconded by Sonny Markus. All in favor, the motion passed 6-0-0.

MOTION: Ron Johnson made a motion to approve the Treasurer’s Report dated January 7, 2014, seconded by Sonny Markus. All in favor, the motion passed 6-0-0.

ADJOURNMENT:

MOTION: Marty Hipple made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 8:05 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer  
Dated 4/16/14

Dave Hart, Chair  
Planning and Zoning  
Dated 4/15/14

NOTE: These amended minutes replace the previously-approved minutes with the correction on Page 3.