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  Sonny Markus  Rick Neltner
          Marty Hipple  Susie Thomas  Ron Johnson
          James Glahn

Also:  Carol Hofstetter  Zoning Administrator  Mark Brueggemann  City Engineer
        Jan Johannemann  Asst. City Clerk  Joe Lacy  City Engineer

APPROVAL OF MINUTES - July 1, 2014

MOTION: Susie Thomas made a motion to approve the minutes of July 1, 2014, seconded by Ron Johnson. All in favor, the motion passed 7-0-0.

VISITORS & GUESTS - None

OLD BUSINESS -

Mike Schoettelkotte, Tollgate Development – Arcadia Update
The Arcadia Development is doing very well, and the first area to the left on Arcadia Boulevard will be the Fischer Condominiums. Beyond that is the newly installed lift station for SD#1. The Sunset lift station is now completely shut down. The new station will be better equipped to handle heavy rains. Next on the right are the Drees town homes with the first phase having 32 town homes, and it is expected to be paved some time in August. At the top of the hill is the single family area with model homes for both Fischer and Drees, and there are a number of homes in construction on Talus Way. Three of them have been completed and occupied. Just past Talus Way there is a paved section of Arcadia Boulevard and a cul-de-sac on the right with 80-ft. single family lots. The plan to be approved tonight will extend to the top of the ridge.

NEW BUSINESS -

1) Request for approval of Wendy's Site Plan, 7201 Alexandria Pike
Mike Willenbrink, Bayer Becker, spoke on behalf of Sinkula/Wendy's. The project was brought before the Commission a year ago, but now they are remodelling instead of a re-build. The plans were submitted and the changes the City Engineer requested have been addressed. He had pictures of what the new building would generally look like.

Mr. Willenbrink said the addition is about 10 feet. He is not familiar with the floor plan, but it does meet with the seating and parking requirements for the zoning. Rick Neltner asked what the capacity of the building will be. Joe Sinkula of Wendy's, stated it would seat 84 with the extension. There is a fireplace, televisions, and a lounge area that takes up extra space. Mr. Neltner then asked what the table turn-over per day is. Mr. Sinkula said 70% of their business is drive-through, and they do approximately $5,000 per day.

Mr. Brueggemann stated this project is a permitted use in the NHS zone. Essentially it is a 360 square foot minor expansion to the existing building, adding 10 feet to the end of it. The footprint of the parking area will not change. They are proposing to mill off the existing asphalt surface and re-surface. The existing dumpster pad will be replaced with a new concrete one. The expansion will meet parking and seating requirements.
Mr. Neltner explained the reason for his question about table turn-over. The intersection that feeds this area will be very busy and that was his concern. Mr. Sinkula said they are told there should be about a 10% increase in customer count and they don’t anticipate bringing many more cars to the intersection.

The restaurant will be closed for 6 weeks, and they plan to start construction after Labor Day as soon as the contractor is available.

Mr. Brueggemann recommended approval of the project as revised.

MOTION: Susie Thorras made a motion to approve the Wendy’s Site Plan, seconded by Marty Hipple. All in favor, the motion passed 7-0-0.

2) Arcadia Development, Phase B – Request for Approval:
Mr. Schottelkotte from Tollgate Development, stated this section has 36 lots; 23 are 80-ft. lots and 13 are 65-ft. lots. Mr. Brueggemann has reviewed the initial plans, and a revised plan was submitted that addressed his comments. Approval letters from SD1, Fire Department, No. Ky. Water District, etc. have been submitted to CDS and the City. A contractor is lined up and is ready to start upon final approval.

This is the next section of Arcadia. Excavation of an existing property was proposed, and the owner of that property has provided a signed letter giving them permission. The submitted plans are in conformance with the subdivision regulations and with the approved PUD. Mr. Brueggemann recommends approval. Also, Drees and Fischer have agreed to make improvements to the composition of the concrete paving over what is currently in the subdivision regulations. This is the same composition that was used on the last section.

Mr. Johnson asked if the city has assumed responsibility for any of the streets in Arcadia. Mr. Brueggemann said once P&Z approved the final plat on the first section, it became a city street. Mr. Johnson noticed Pat Fanning Way was in pretty bad shape. Mr. Brueggemann said this was already a public street, and he believes that sections of that area have been repaired by Fischer and Drees as part of the original approval. Since it is now the city's public street, any future damage caused by construction traffic would be the City’s responsibility to repair. The first section built does have a one-year warranty from when it was approved.

Mr. Schoettelkotte added that Arcadia Boulevard was built with the new specs for concrete after working with Mr. Brueggemann on the design of the street. He believes there is a 5-year guarantee to the City. They are monitoring the street bi-monthly to see how it is holding up and if there is any movement. Mr. Brueggemann said the date of the plat approval is the date the guarantee starts. Also he and Sam Trapp are on site on a regular basis. The section of Arcadia Boulevard that is now dedicated to the City goes to just beyond Talus Way. Talus has also been dedicated to the City.

Pat Fanning was built to the current specifications. Mr. Brueggemann said the repair work included replacing of a couple of handicap ramps and a couple of sections of the road, but for the most part it is in pretty good shape. The joints were also resealed at the time the other repairs were done.

There was discussion of how much monitoring and control of construction traffic should be required. Mr. Brueggemann explained it is state law that once the street is completed, the city has a certain number of days to accept the street. Once a road is completed, that road is then dedicated to public use, legal lots are created and every lot has to have frontage on that public street.

Mr. Neltner is concerned the builders will tear up the streets that are now a part of the city with their heavy equipment. Mr. Brueggemann pointed out the city will monitor to assure this does not happen. If it were damaged, the city would find out who did it and require them to repair it. There was a significant amount of energy and time put into improving the pavement design, taking into consideration the amount of construction traffic. He feels very comfortable with the pavement and with proper
maintenance, it should have a very substantial useful life. Sam Trapp monitors on a regular basis. Mr. Neltner believes the responsibility should fall back onto Tollgate if there is damage. Mr. Schoettelkotte said the builders are on site full time and he will make sure they know the City’s concern.

**MOTION:** Sonny Markus made a motion to approve the request for approval of Arcadia, Phase B, 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 June, 2014:

- **Beginning Balance** $20,108.56
- **Receipts** +.00
- **Invoices to Pay** -36.75 Priority Dispatch, Inv. #1332
- **Ending Balance** $20,068.81
- **-3.00** PNC Bank Charges (June ’14)

**MOTION:** Ron Johnson made a motion to pay the invoice, seconded by Marty Hipple. All in favor, the motion passed 7-0-0.

**MOTION:** Ron Johnson made a motion to approve the Treasurer’s Report dated July 15, 2014, seconded by Sonny Markus. All in favor, the motion passed 7-0-0.

**ADJOURNMENT -**

**MOTION:** Marty Hipple made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 7-0-0 vote. Meeting adjourned at 7:43 p.m.

Attested to and submitted by:

(Karen M. Barto  
City Clerk/Treasurer  
Dated 8/6/14)  

(Dave Hart, Chair  
Planning and Zoning  
Dated 9/5/14)