PLANNING & ZONING MEETING
Minutes of March 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:        Sonny Markus       Present
Dave Hart, Chair Marty Hipple       Present
Rick Neltner              Ron Johnson       Present
Susie Thomas         Present
Dan Feldmann         Present

Also: Jan Johannemann Asst. City Clerk
William Rachford Mayor
Mark Brueggemann City Engineer

APPROVAL OF MINUTES – March 4, 2014

MOTION: Dan Feldmann made a motion to approve the minutes of March 4, 2014, seconded by Rick Neltner. All in favor, the motion passed 6-0-1 with Marty Hipple abstaining.

VISITORS & GUESTS - None

OLD BUSINESS:

Carol Hofstetter has made arrangements for continuing education on Saturday, March 22nd from 9:00 a.m. to 1:00 p.m. at the City Building. All Commissioners are able to attend.

Rick Neltner asked Mark Brueggemann whether Arcadia Boulevard can handle the water coming down the two steep hills. Mr. Brueggemann said both he and SD1 reviewed the plans for storm water runoff and the drainage calculations. It meets the requirements for managing storm water runoff. Mr. Neltner wondered if the City would be responsible if there was a problem with the street. Mr. Brueggemann assured him the storm sewer’s utility is the responsibility of SD1, but the city would get involved with anything that disturbs the street. The curbs were built and the roadside ditches will intercept any water runoff from the hillsides before it gets to the pavement. They also made a number of improvements to the concrete mix, as well as increasing crossflow and other things to provide a better pavement for that section of the road.

NEW BUSINESS:

Southern States Site Plan – Request for Approval:
Pat Darnell, Darnell Engineering, and Joe Bergman, General Manager for Southern States were present. Mr. Darnell stated Southern States business is expanding, and they are proposing a showroom/store addition. The mulch pile will be moved to the back of the building and the new storefront moved to Main Street. He passed out a picture of the proposed store. Southern States recently purchased the lot to the east side of their current store which will be demolished and part of the new store will be built in that area.

The property is currently zoned Old Town Business and this is a permitted use for the zone. The existing building will stay, and there will be a common wall connecting it to the new building, with entrances off Jefferson and the alley by Kentucky Motors.

Susie Thomas questioned whether the alley is wide enough for two-way traffic. Mr. Brueggemann answered it is just barely. Making it one way would be a better solution, but there was a question as to who maintains the alley. For today, the applicant could agree to a sign on their property to
make the alley one way. Mr. Brueggemann will talk to the City Attorney to determine alley ownership. It will not affect their Site Plan application tonight; however, he suggested asking the applicant if they would be agreeable to provide signage indicating the alley is “exit only”. Southern States agreed adding the primary access would be off Jefferson Street.

There are plans to keep the mower shop in the same location. The sign will stay where it is, with an additional sign on the face of the building.

Mr. Brueggemann then stated the proposed office and sales building addition is 6,300 square feet. There will be some cleanup of the site to move parking along Main Street. Storm water will be managed in the existing system since there is no net change.

Mr. Johnson noted one of the advantages for the City is that the mulch will be placed in the rear of the building.

Mr. Bergman of Southern States stated the board meets in May to either approve or reject, so shortly after that construction could begin.

**MOTION:** Susie Thomas made a motion to approve the Site Plan with the recommendation that the entrance off the 12-ft. alley is one-way, exit only with proper signage, seconded by Rick Neltner. All in favor, the motion passed 7-0-0.

Dan Feldman asked about Resolution #2014-03 that was included in the Commissioner’s packets. Mr. Hart explained council is proposing P&Z give input for a reasonable time to begin and complete building and demolition permits. Mr. Hart wanted the members to have the Resolution and start thinking about what was expected, then they will schedule a public hearing.

**INTERNAL BUSINESS:**

**Treasurer’s Report:**

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

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

**MOTION:** Dan Feldmann made a motion to approve the Treasurer’s Report dated March 18, 2014, seconded by Ron Johnson. All in favor, the motion passed 7-0-0.

**City Council Report:**

Mayor Racford reported council has authorized a public hearing on the rezoning of 11 Sunset the owner wants to make into a parking lot. Several people came to the last council meeting to complain they did not see the sign advertising P&Z’s public hearing due to the snow and parked cars. They disagreed with the recommendation, so council wanted to offer them an opportunity to be heard. It is scheduled for the April 3rd council meeting.

**Other Items:**
Dave Hart mentioned garbage cans should not be put to the curb more than 24 hours before scheduled pick-up, and should not be left at the curb more than 24 hours after it is picked up.

Mr. Johnson said Walgreens has been having their dumpsters emptied very early in the morning, when they should be waiting until 10:00 or 11:00 a.m. This makes a lot of noise early. The City Clerk’s Office will look into this.

**ADJOURNMENT:**

**MOTION:** Dan Feldmann made a motion to adjourn, seconded by Marty Hipple. All in favor, the motion passed with a 7-0-0 vote. Meeting adjourned at 7:45 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer

Dated 4-2-14

Dave Hart, Chair  
Planning and Zoning

Dated 4/1/14