PLANNING & ZONING MEETING
Minutes of March 4, 2014

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

The following members answered roll call:

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

Also: Susie Clark Recording Clerk Carol Hofstetter Zoning Admin
Wm. T. Rachford Mayor Mark Brueggemann – City Engineer

APPROVAL OF MINUTES: February 18, 2014

Ron Johnson corrected page 3 where he asked Mr. Newman if he intended to legally combine the two lots and Mr. Newman replied he is going to combine them.

MOTION: Rick Neltner made a motion to approve the minutes of February 18, 2013 with the correction, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

VISITORS & GUESTS: None

OLD BUSINESS:

Sonny Markus asked about the continuing education.

Dave Hart said Carol is working on renting the DVD’s so everyone could watch them together here at the City Building. It was decided on Saturday, March 22nd, provided Marty and Susie can make that date. If someone can’t attend that date, they could take them home.

NEW BUSINESS:

Arcadia Highlands Improvements – Request for Approval:
Mr. Schoettelkotte passed out information on the product they are building. He explained most homes are walk outs and one slab home on the left. They will range in square feet from 1700 plus to 2000 plus. The cost will be from $190,000 to $240,000. These are not condominiums, but deed out townhouses or landominiums where the owner would own the ground under his portion of the building, just like a single family home except these are attached.

Rick Neltner asked if the State of Kentucky has a problem with landominiums and deed out townhouses to which Mr. Schoettelkotte replied not that he is aware of. Mr. Schoettelkotte has Thelen present during all phases of the building.

Mark Brueggemann reminded the commission on the steps necessary for a subdivision. For most you would do a preliminary plat which is a configuration of the development. In this case, it is a PUD. The improvement plan is next which is where we are now. This is the nuts and bolts of how the project is designed. Mr. Brueggemann explained everything they check. He mentioned the review letter of February 28 and Mr. Verst with Viox and Viox has made those revisions. Mr. Brueggemann recommended approval based on his review and the revisions which have been made, and based on their conformance with our PUD and subdivision regulations.
Rick Neltner asked about slippage on the hill. Mr. Brueggemann said that was addressed on page 5. He said the grades are not that severe in this section. Mr. Brueggemann also said our main focus is the public roadways because they will become City streets. If approved, Sam Trapp will be there to monitor the construction and Thelen will be testing. Once completed, they will come back for a final plat which will dedicate the streets to the City.

Ron Johnson asked about the construction traffic being tough on the streets. Mr. Brueggemann assured the Commission that the pavement section of our subdivision regulations is more than sufficient for the traffic. Alexandria's pavement section is in excess of the new regulations for Kenton County with regard to pavements.

Rick Neltner asked about street creeping and Mr. Brueggemann said we are using a new mix of concrete and new crushed limestone aggregate instead of river gravel aggregate. There was more discussion on expansion joints, drainage, etc.

Sonny Markus asked about the two houses which are under roof and Mr. Brueggemann explained they are part of a previous approval. Mr. Markus also asked who will maintain the street when they are finished. Mr. Brueggemann explained they will be part of the final plat which defines the individual lots and dedicates the public road ways.

Mr. Johnson asked if Pat Fanning Way is capable of handling Arcadia.

Mr. Brueggemann said it was constructed to our standards at that time. There were a few cracked panels and Mr. Brueggemann asked them to fix them and they have. He explained there are three components to reach the design life of pavement.
1. Proper design – Mr. Breuggemann feels we have the best specs in Northern Kentucky.
2. It has to be constructed properly.
3. It has to be maintained. Being a brand new street, three years after construction, it needs to be crack sealed.

Mr. Neltner asked whose responsibility it is if the street creeps and why do we want to take the streets over. It was responded it's the law. Mr. Neltner also asked what the life of a street is.

Mr. Brueggemann responded if it is maintained properly, a useful life would be in excess of 50 yrs. He said there is a difference between a design life and a useful life. Mr. Brueggemann feels it is a useful life if the base is still solid.

The Water District is very happy with the City of Alexandria's drain pipe design.

Sonny Markus asked what the difference is between the Townhome and Landominium.

Mr. Schoettelkotte responded the Townhome is a design product name for the type of building. Landominium denotes ownership similar to a condominium. In a condominium a person would only own the airspace between the exterior walls. In a landominium you own the structure individually and the land which your home sits on.

MOTION: Ron Johnson made a motion to approve Phase I of the Improvement Plan of Arcadia Highlands, seconded by Sonny Markus. All in favor, the motion passed with a 5-0-0 vote.

INTERNAL BUSINESS:

Mr. Hart has sent Planning and Zoning's February 18th recommendation to Council regarding approving the zone change request for 11 Sunset Drive.
Correspondence - Mr. Hart again stated they will shoot for Saturday March 22nd to complete the 8 hours of continuing education. He will contact Susie Thomas and Marty Hipp to see if March 22nd works for them. Starting at 8:00 a.m. was discussed.

Other items – Mr. Hart talked about a list of items Planning and Zoning were asked to review as a result of a meeting between himself, the Mayor, Sam Trapp and Carol Hofstetter. Dave will pass out the list and they can discuss one item at each meeting.

Dan Feldman asked if we could put these items on our web page. Carol Hofstetter said the zoning ordinances are on the web page, but Dan would like these items on the web page.

**ADJOURNMENT:**

**MOTION:** Dan Feldmann made a motion to adjourn, seconded by Rick Neltner. All in favor, the motion passed with a 5-0-0 vote. Meeting adjourned at 8:05 p.m.

Attested to and submitted by:

Karen M. Barto  
City Clerk/Treasurer  
Dated 3-18-14

William D. Hart, Chair  
Planning and Zoning  
Dated 3/18/14