



**PLANNING & ZONING MEETING
Minutes of October 21, 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	Sonny Markus	Rick Neltner
	Marty Hipple	James Glahn	Ron Johnson
Absent:	Susie Thomas		
Also:	Jan Johannemann, Asst. City Clerk	William Rachford, Mayor	

APPROVAL OF MINUTES – October 7, 2014

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

VISITORS & GUESTS – None

OLD BUSINESS –

Continued Discussion Possible Updates to Zoning Ordinance:

Carol Hofstetter a document with all of items that were discussed at prior meetings regarding issues for possible change and their outcome for final review. She also prepared and distributed a list of the commercial businesses in town, their current use, and the amount of ground associated with the parcel since there had been discussion about modernizing commercial zones.

The Commissioners then addressed the following possible changes:

Height of Accessory Buildings: Mr. Hart thought all had agreed that the maximum height should be 14 feet, including pitch, and should be a single story. There was discussion about the difference between accessory and storage buildings, whether or not a detached garage and a storage building are permitted on one lot, and whether the decision should depend on the size of the lot. Carol read the definition of “accessory building” in the Zoning Ordinance, which clarified that a detached garage is also permitted on a lot with a utility building.

Color on LED Signs-Allowing Red: Our current ordinance dictates red is the only color that is *not* allowed. There are red LED signs all over the city, and that verbiage should probably be removed from the ordinance.

Inflatable Pools, 3 Feet or Less: The current ordinance reads that *any* pool over 18 inches requires a fence, which Carol believes is also a state law. Pool permits are required for any pool. There was much discussion about this. Mr. Hart thinks this section of the ordinance needs more work.

Issuing of Utility Trailers – Permits Required: Currently, all trailers require a permit to park in the front of a house. Utility trailers would be used to haul a lawnmower, etc. around. This regulation falls in the same category as trailers and boats. Carol pointed out a lot of people don't know they need a permit to park a trailer on their driveway. The ordinance description should be cleaned up so there is no confusion on what requires a permit for parking, and what type of trailers should be included in this.

Retaining Wall Height: Mr. Hart said the City Engineer goes strictly by his standards (height), but the City Attorney believes it should depend on whether or not the wall was functional or decorative. Therefore, the direction the Commission may take is that if a wall is erected, it *may be* necessary to have an engineering drawing. Carol Hofstetter would like to see wording added to separate functional walls from decorative walls. The applicant should be aware that the cost of the permit would be much

higher if an engineer's drawing is required for a wall of a certain size or function, and this information should be clear and included in the ordinance. There was a lot of discussion on this.

Regulate Cats or Dogs in One Residence: Carol has had complaints, and currently, there is nothing in the ordinance. No action was taken on this.

Farm Animals in Subdivision: Carol has only had three complaints in the past few years where chickens were a problem. There is a noise ordinance, and the rooster was removed after she contacted them. Another complaint was for odor around a dirty chicken coop, and this was taken care of also. No action was taken on this. No action was taken on this.

Regarding the Newman property question brought up by Mr. Johnson at the last meeting, a Certificate of Land Use Restriction for this property was prepared and recorded with the County Clerk. Mr. Newman has not yet combined the two properties. Carol said anyone who is interested in that property will be notified that there are restrictions against it.

Besides some on the Planning & Zoning Commission, members of other boards need continuing education credits, and there is a session on Tuesday, October 28th from 6:00-8:00 at the City Building.

Mr. Glahn referred to the e-mail from Mr. Duncan regarding the inability to regulate political signs and asked for some clarification. Once someone is considered a candidate (sign up and pay the fee), signs can be put up.

NEW BUSINESS - None

INTERNAL BUSINESS -

Treasurer's Report – Ron Johnson pointed out the report was for “the month of October” and October is not completed.

MOTION: Ron Johnson made a motion to table the Treasurer's Report dated October 21, 2014 until the next meeting, seconded by Rick Neltner. All in favor, the motion passed 6-0-0.

City Council – Mayor Rachford said City Council passed the ordinance rezoning the Bezold property on Alexandria Pike at last week's meeting.

ADJOURNMENT -

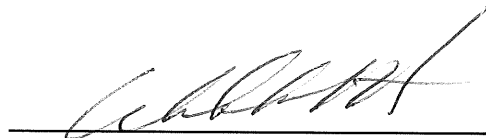
MOTION: Marty Hipple made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 6-0-0 vote. Meeting adjourned at 8:05 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer

Dated 11/4/2014



Dave Hart, Chair
Planning and Zoning

Dated 11/4/2014