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.

**PUBLIC HEARING**

A Public Hearing to hear and gather evidence and public comment regarding the application of Roger J. & Janet M. Bezold for a Zoning Map Amendment to re-zone real estate at 7817 Alexandria Pike, from Residential One-D (R-1D) to Neighborhood Shopping Center (NSC), together with a Ten Foot (10') variance from the required Fifteen Foot (15') required front parking lot setback, in order to convert the building to a tax service office.

Dave Hart opened the public hearing at 7:01 p.m. Attorney Paul Wischer, for Mike Duncan, stated the public hearing is for the Planning Commission to hold a public hearing to gather evidence and hear comments in order to make a determination on whether to approve the rezoning of this property from R-1D to NSC. Per KRS 100, a notice of public hearing was published in the newspaper, and a sign was placed on the property advertising the hearing.

**Richard Carr, Project Engineer for the Bezold’s** – This is an existing house the Bezold's would like to use for a tax business. There will be a few parking spots in front, required parking on the side, and existing utilities are in place. The only change to the outside of the building would be landscaping. The City’s Comprehensive Plan calls for this area to be commercial and they are asking for approval to rezone to Neighborhood Shopping Center (NSC). The adjacent property was rezoned NSC to be contiguous to the shopping center across US27.

The language in the public hearing notice regarding the variance is no longer applicable. Mr. Hart explained it was just the way the application was advertised.

Mr. Neltner asked if there is any tax break between NSC and HC, and there is not. The proposed use of this property is consistent with the permitted uses for NSC. Mr. Hart pointed out the commissioners are only concerned with land use. Mr. Johnson asked if the applicant intends to live in the building. The property will be used solely for her office and not as a residence if it is rezoned.

Mr. Wischer confirmed no variance on this property is needed. Originally the applicant thought it would be rezoned HC which would require a larger setback, but this would be a "spot zoning" and incompatible. NSC was compatible with the proposed use. The Comprehensive Plan does call for commercial use of the properties all along US 27, and this proposed change is consistent. Mr. Hart reiterated the change to NSC on the application negated the need for the variance.

Joe Lacy, CDS Associates, stated the future land use for this area is commercial. The building for NSC requires a 50’ building setback. The existing building is 40’, but since it is existing, it should be disqualified from a zone change. However, it should be noted that any additional construction would have to conform to the applicable provisions of NSC zoning, and the applicants agreed to this. Also, there are three additional parking spots that will be added to conform to the zoning requirements. The sign would also need approval by the City. Mr. Johnson asked if the screening is okay, and it was.

Hearing no further comment, Mr. Hart asked for a motion to close the public hearing.

**MOTION:** Marty Hipple made a motion to close the public hearing, seconded by Ron Johnson. All in favor, the motion passed 6-0-0 and the public hearing was closed at 7:12 p.m.
THE REGULAR PLANNING & ZONING MEETING WAS CALLED TO ORDER:

The Alexandria Planning & Zoning Commission met in regular session on the above date at 7:12 p.m. with the following members answering roll call.

Present:  Dave Hart, Chair  Sonny Markus  Rick Neltner
          James Glahn     Marty Hippie    Ron Johnson
Absent:   Susie Thomas
Also:     Jan Johannemann Asst. City Clerk  William Rachford  Mayor
          Carol Hofstetter Zoning Administrator  Joe Lacy  City Engineer
          Paul Wischer City Attorney

APPROVAL OF MINUTES:  August 19, 2014

MOTION:  Sonny Markus made a motion to approve the minutes of the August 19, 2014 meeting, seconded by Ron Johnson. All in favor, motion passed 6-0-0.

VISITORS & GUESTS:  None

OLD BUSINESS:  None

NEW BUSINESS:

MOTION:  Rick Neltner made a motion to approve the application of Roger J. and Janet M. Bezold to rezone property at 7817 Alexandria Pike from R-1D to NSC.

Mr. Wischer advised the motion should include the language that based on the testimony during the public hearing, the Commission finds it is consistent with the Comprehensive Plan.

Mr. Neltner amended his motion with the suggested language. The motion was seconded by Ron Johnson. All in favor, the motion passed 6-0-0.

INTERNAL BUSINESS:

Treasurer’s Report:  No report.

City Council Report:  The September 4th meeting is canceled; the next meeting is September 18th.

Other Items:  Mr. Hart said Ridgewood Valley Subdivision is in its final stage and under construction.

Mr. Johnson asked for an update on the Baptist Home. No update on new opening date.

ADJOURNMENT -

MOTION:  Marty Hippie made a motion to adjourn, seconded by James Glahn. All in favor, the motion passed with a 5-0-0 vote. Meeting adjourned at 7:25 p.m.

Attested to and submitted by:

Karen M. Barto
City Clerk/Treasurer
Dated 9-16-14

Dave Hart, Chair
Planning and Zoning
Dated 9/14/14