

ORIGINAL



**PLANNING & ZONING MEETING  
Minutes of April 7, 2015**

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

Also:             Jan Johannemann, Asst. City Clerk                                Carol Hofstetter, Zoning Admr.  
                     William T. Rachford, Jr., Mayor

**APPROVAL OF MINUTES:** March 17, 2015

Chairman Hart thought the first paragraph regarding the Treasurer's Report on page 3 should have been worded a little differently, so he requested Jan to revise it. He passed out the revised paragraph and asked the commissioners to decide whether they were okay with the original version, if they wanted to change the minutes to the revised version, or whether they want to change anything else.

**MOTION:** Susie Thomas made a motion to approve the minutes of March 17, 2015 with the new revised paragraph, seconded by Ron Johnson. All in favor, the motion passed 5-0-2 with Mr. Glahn and Mr. Hart abstaining.

**VISITORS & GUESTS:** None

**OLD BUSINESS:**

Carol Hofstetter had comments from the City Attorney Mike Duncan on some of the changes they want to make. Mr. Duncan wanted to make sure they were comfortable with how the changes are worded and whether the language is what they were looking for.

In answer to a question from the last meeting, Southern States still wants to go through with their improvements. Mayor Rachford talked with the local manager, but he didn't have any more information. He did give the Mayor the name of a contact higher in the organization to find out what their intentions are. Ms. Hofstetter said corporate has approved the renovation, they are just waiting for a date to start.

Mr. Markus brought up the cages sitting along the S. Jefferson Street side of the Southern States building. Carol said the display is not legal and is a safety issue, and she will address this with code enforcement.

Mr. Markus also asked about the Baptist Home. The Mayor thinks ground breaking will begin at the end of the Summer or early Fall. It will happen, it's just a matter of time.

Mr. Hart said Arcadia has been busy and he is pleased on how well any erosion issues have been handled.

**NEW BUSINESS:**

There have been a lot of questions about what is happening on Poplar Ridge across from Laurel Ridge. Mr. Berling, the developer, has been clearing the 36 acres which was the old Brown property, and will be presenting a Development Plan to P&Z soon. There are no details yet on the types of homes, but Mr. Hart thinks it's in the \$200,000-\$275,000 range.

Mr. Neltner asked why the Highway Commercial zone has zero setbacks, referring to the Cade site plan approved at the last meeting. Ms. Hofstetter said that's just how it is set up in the Zoning Ordinance. He doesn't understand why it is like that. In Mr. Cade's case, he had plenty of room, but he thinks this should be something to look into and that the HC zone should have a setback of at least a few feet in order to properly maintain the building.

Carol has run into some issues with window signs. Window signs that exceed 25% of the window area are not permitted. There is at least one business in the city that does not comply, and Carol is working with them. For the future, there may be businesses coming into Alexandria that use the window signage and Mr. Hart asked what the Commissioners think about these regulations. Mr. Hart thinks that the vision from the outside looking in should not be obstructed in case law enforcement needed to see inside. Carol said most of the businesses using this type of signage are for permanent signs, like the restaurants and Boost Mobile. Now is the time to decide what, if anything, should be changed. Ms. Thomas thinks it looks more temporary and maybe that's what we need to look at. She would prefer it to be temporary.

Regarding the information from Mr. Duncan on the changes, it was decided to table the discussion until everyone has time to review it. They will discuss at the next meeting.

**INTERNAL BUSINESS:**

**Correspondence:** Mr. Hart said the Clerk's office and Susie Thomas will keep a close eye on the charges on all invoices from now on.

**ADJOURNMENT:**

**MOTION:** Marty Hipple made a motion to adjourn, seconded by James Glahn. All in favor, the motion passed with a 6-0-0 vote with Mr. Hart abstaining. Meeting adjourned at 7:30 p.m.

Attested to and submitted by:



Karen M. Barto  
City Clerk/Treasurer

Dated 4/22/15



Dave Hart, Chair  
Planning and Zoning

Dated 4/21/15