



ORIGINAL

**PLANNING & ZONING MEETING
Minutes of August 18, 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 James Glahn Sonny Markus
 Ron Johnson Rick Neltner Marty Hipple
 Dan Feldmann

Also: Susie Clark, Admin. Secretary William. T. Rachford, Jr., Mayor
 Carol Hofstetter, Zoning Admin.

APPROVAL OF MINUTES: August 4, 2015

MOTION: Dan Feldmann made a motion to approve the minutes of August 4, 2015, seconded by Sonny Markus. All in favor, the motion passed 6-0-1, with Mr. Hart abstaining.

VISITORS & GUESTS: None

OLD BUSINESS:

Discussion of Goals and Objectives Section of the Comprehensive Plan:

Mr. Hart explained that every 5 years the Planning and Zoning Commission must re-adopt, replace or amend the Comprehensive Plan. Mr. Hart read from the following sections.

Chapter 1, Overall Goal and Environment:

Mr. Hart reminded everyone that while he reads, they should be thinking about how this impacts the community.

Dan Feldmann asked how we measure goals and objectives and how do we know if we are meeting these goals. He feels our goal for the environment would be: To promote an efficient, reasonable use of the air's physical and environmental resources to the long range benefit of all. Everything else could be eliminated. This goal is short and to the point.

Mr. Hart said we are guided by our Zoning Ordinance and the Subdivision Regulations and everything we oversee. In following them in our plan approvals and working with our experts, we hope to attain these goals.

Mr. Glahn asked if we have a public composting area. Mr. Hart asked the Mayor who responded no, we don't have one in the city. Mr. Markus stated we have curbside recycling and garbage pick up in the City which takes the yard waste, etc. Mr. Glahn stated the recycling program is good, but he'd like to see composting.

Economic Development:

Rick Neltner suggested City Council have another committee to explore business opportunities. They could be head hunters and look for businesses to come into Alexandria. With Arcadia developing, we have a lot more people in our City.

Dave Hart said that was a good suggestion and referred to the Mayor who said he has personally written several letters to Bob Evans, Denny's and several others. The Mayor hears from our residents that they would like a family style, sit-down restaurant not fast food. What the Mayor has heard from those types of restaurants is we don't have enough traffic volume to justify their

expenditure. The Mayor said when Arcadia is built out, the Bridge Church and the Baptist Life Center is built, our population will change as well as traffic flow.

Rick Neltner isn't only interested in restaurant but also manufacturing.

Historic Preservation:

Mr. Hart knows the Mayor has worked on getting the Old Town Business Section of our town revitalized. Sonny Markus said the Historical Society on the second floor of the Old Courthouse is a wonderful resource for everyone. Unfortunately, they don't advertise, it's just word of mouth.

Mr. Hart said a Welcome Wagon might be a good idea to let these new areas know what we have to offer.

Housing:

Jamie Glahn said he feels we are becoming a bedroom community; we have lots of houses and subdivisions but not a lot of industry. He doesn't know if "encourage" is the correct word to use. Mr. Hart said historically, we have always been a "bedroom community". We live here and drive 15- 20 miles to work every day.

The Mayor said he thinks that's what people like. He feels Ft. Thomas is a good example of a good blend of businesses and houses. They have done a good job of keeping the businesses in certain areas.

Rick Neltner thinks the balance is off between houses and businesses in Alexandria. He thinks we need something for our kids to do. Maybe we could have a committee of Council for one year to see what they could bring into the City. Mr. Glahn likes seeing the stars at night and doesn't want to see all the farmlands turned into subdivisions. Sonny Markus asked how we stop people from selling their farms.

Dave Hart said that's one reason for the Comprehensive Plan so commercial property isn't right next to houses.

Community Facilities and Services:

Dave Hart said this is the outline or structure of what we do later. He feels the wording relative to the division of water could be reworded. The Mayor thought with a little bit of thought, a, b, c, and d could be combined to a sentence or two.

Mr. Hart feels when the City purchased this building and the Community Center, it added a lot of value to the City. The Mayor believes as the City grows, we will need to add staff and either add to the building or construct another building.

Transportation:

The Mayor said parking in the Old Town Business has always been a problem. We can't develop it unless we develop parking and there are a few possibilities. He has to work with Council about developing parking in the budget.

Dan Feldmann asked about the lot between KOI and Southern States. Dave Hart thinks that is worth re-opening. Lack of parking at the old Courthouse was discussed.

Land Use:

Sonny Markus feels this could all be cut down as it's too wordy.

The Mayor feels Arcadia is a very good example of good land use, with the walking paths and a mix of houses.

The Mayor also talked about Rt. 536 and how that will affect our City's growth.

NEW BUSINESS:

Mr. Hart reminded everyone that we will continue to go over the Zoning Ordinances and Subdivision Regulations. This will be secondary to the Comprehensive Plan.

Ron Johnson asked about Parkview Market and if the two lots have been combined. Carol said they haven't yet but it is a deed restriction so they have to.

INTERNAL BUSINESS:

Treasurer's Report:

James Glahn presented the Treasurer's Report for August 18, 2015

Beginning Balance	\$22,306.87	
Receipts	+435.00	Final Plat Approval -The Shire, Sec. 4
Expenses	-2,483.50	CT Consultants, Inv. 150283-6
	-182.00	Ziegler & Schneider, Inv. 177
Ending Balance	\$20,076.37	

Mr. Glahn stated he is confident the charges from CT Consultants were accurate. Mr. Neltner asked if our Public Works Supervisor could save any money by doing inspections instead CT Consultants. Carol said probably not.

MOTION: Dan Feldmann made a motion to pay the invoices as submitted, seconded by Ron Johnson. All in favor, the motion passed 5-0-2 with Mr. Hart and Mr. Glahn abstaining.

MOTION: Dan Feldmann made a motion to approve the Treasurer's Report dated August 18, 2015, seconded by Ron Johnson. All in favor, the motion passed 5-0-2 with Mr. Hart and Mr. Glahn abstaining.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Marty Hipple. All in favor, the motion passed with a 6-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 8:20 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer

Dated 9-2-15



Dave Hart, Chair
Planning and Zoning

Dated 9/1/15