



PLANNING & ZONING MEETING
Minutes of December 1, 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 and the following members answering roll call:

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| Present: | Dave Hart, Chair | Sonny Markus | Rick Neltner |
| | Ron Johnson | Marty Hipple | James Glahn |
| Absent: | Dan Feldmann | | |
| Also: | Jan Johannemann, Asst. City Clerk | Mark Brueggemann, City Engineer | |
| | Carol Hofstetter, Zoning Administrator | Wm. T. Rachford, Jr., Mayor | |

APPROVAL OF MINUTES: November 17, 2015

Mr. Hart wanted to explain his comment under New Business regarding signage; he doesn't doubt he said what was written, however, he was trying to explain something he had seen elsewhere, not necessarily what the City's ordinances state.

MOTION: Ron Johnson made a motion to approve the minutes of November 17, 2015 as submitted, seconded by Rick Neltner. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

1. Baptist Life Communities/The Seasons at Alexandria, 132 E. Alexandria Pike – Request for approval of Site Plan

Mr. Brueggemann suggested the applicant make a brief presentation and to explain what has changed from the original application to this application.

Mike Grever, Owners Representative for Baptist Life Communities: They went before the Commission in December, 2013 to request a new zoning regulation (CCRC), which was accomplished and the property was rezoned to CCRC. The changes on the Site Plan are very minimal, 50-bed reduction, changing B Building from a three to two-story structure. Parking was slightly shifted, but the numbers either stayed the same or increased slightly.

Final completion of plans was wrapped up about two and a half weeks ago, and submitted to the State. They anticipate a response from them in mid-January, and as soon they have a permit, they can work on bond financing. They plan to start construction in the Spring 2016 with completion and opening in the Summer of 2017.

Rob Keller, Bayer Becker Engineers: He had the 2013 approved concept development plan for viewing. They are asking for approval for Phase I of the project. The footprint is very similar to what was presented two years ago. The changes include moving some parking spaces to make the layout a little more efficient. Based on the reduction of bed count and need, they parking was reduced from 130 to 100 spaces. There are three storm water detention basins per SD1's storm water regulations. They just received their storm water land disturbance permit from SD1. There is an offsite sanitary sewer extension going to the Centerplex pump station. They obtained a permit from NKWD to tap a 24" water main on the AA Highway. There is an independent fire line that circles the site. Curb cut access is in the same location.

Mr. Neltner asked if the clock height changed. Mr. Keller said the three buildings are all attached, and the maximum heights are: "A" building - 43 feet; "B" building - 41 feet; "C" building - 36 feet; and the chapel tower is about 46 feet. CCRC zoning was approved for a 75 foot height, the reason being the independent living building will have structured parking with three levels above it. The building should be under 75 feet.

Mr. Keller said this first phase will have 183 beds, and 160,000 square feet of building space, including 50 beds of personal care. All of the other beds are full-skilled nursing licensed beds.

Mr. Brueggemann concurs that the construction drawings presented are in general conformance with the CCRC plan originally submitted. He had concerns with the water main being looped around the project and asked them to coordinate with the Fire Department, who was ok with how the plans were drawn. Also, Mr. Brueggemann recommended any approval be contingent on the following:

- a. Receiving an encroachment permit from the Kentucky Transportation Cabinet for the access driveway and approval from them for their sign located in the right of way;
- b. Approval from SD1 for the off-site sanitary sewer. However, he does not see anything on the plans that would indicate SD1 would not approve it.

There were other miscellaneous items that have been addressed in their response letter and/or approvals received from NKWD and SD1 for the land disturbance permit. Mr. Brueggemann wants to see the approval from KTC for the access location and improvements on the Connector Road. Mr. Johnson asked if there were any changes proposed for S.R. #709 to alleviate traffic. Based on the information that was submitted to Mr. Brueggemann and to the Transportation Cabinet, there are no proposed improvements for 709 (no left-turn lane or deceleration lane).

Mr. Neltner wondered if this matter should be tabled until next month to look into these matters. Mr. Brueggemann doesn't think this is an issue. P&Z would be approving the site plan contingent with the conditions he explained. Also, the connector road is a state route, owned and maintained by the State, so they are the only ones who would decide what improvements are needed. The original study had warranted a left-turn lane into the development from 709, but it was based on full development (Phases I and II) and under the original number of beds. Since the number of beds was reduced, it drops the traffic just under the threshold.

Mr. Keller pointed out all the permits are being reviewed concurrently, so if P&Z were to wait on approval, other agencies might also wait on approval, then nothing would be approved. They are okay with the approval having contingencies from Planning & Zoning.

Mr. Brueggemann then read an e-mail from Matt Bogen, KTC, on their decision not to require a left turn lane onto the site as was originally determined. According to Mr. Grever it is not warranted because of the reduction in the number of beds and the shift changes that would generate extra traffic are not during the A.M./P.M. peaks.

Mr. Johnson remembers past discussions about parking concerns. Mr. Brueggemann thinks the parking may be more of a problem when the second phase is developed. There are more than enough to meet code requirements for Phase 1. 96 spaces are required and they will have 131.

Mr. Brueggemann stated the Commission has approved matters in the past contingent upon receiving the final pieces of information from SD1 and NKWD.

Mr. Glahn asked if there would be any ongoing discussion between the City and the Kentucky Transportation Cabinet to re-examine the traffic for future usage. Mayor Rachford reported he had attended a general traffic meeting just recently. As a result of that meeting, Chief Ward drafted an e-

mail to Mr. Brogan to address 709, and he believes once this project is built and Arcadia grows, something will have to happen.

MOTION: Sonny Markus made a motion to approve the Site Plan for The Seasons at Alexandria, 132 East Alexandria Pike, contingent on the applicant obtaining a sanitary sewer permit from Sanitation District #1, and an encroachment permit from Kentucky Transportation Cabinet, seconded by Marty Hipple. The applicant agrees to these conditions. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

OLD BUSINESS:

Mr. Hart again mentioned that in reviewing the sign ordinance and updates, the commission needs to use caution about freedom of speech and expression. He wants to clarify his comment in the 11/19 minutes. He wants businesses and the city to have better looking/better performing signs. There is research being done and a lot to consider in bringing our sign ordinance up to standard. When signs are dangerous, dilapidated or in need of repair, there needs to be a way the City can help businesses get them straightened out.

INTERNAL BUSINESS:

Treasurer's Report:

James Glahn presented the Treasurer's Report for December 1, 2015

Beginning Balance	\$17,871.06	
Receipts	+1,250.00	Re-zoning 7979 Alexandria Pike
	+710.00	Site Plan Approval-Seasons/Baptist Life
	+425.00	Plat Approval-Shire at Arcadia Phase 5
Expenses	<u>-117.00</u>	Ziegler & Schneider, Inv. 181
Ending Balance	\$20,139.06	

MOTION: Ron Johnson made a motion to pay the Ziegler & Schneider invoice, seconded by Rick Neltner. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

MOTION: Ron Johnson made a motion to accept the Treasurer's Report dated December 1, 2015 as presented, seconded by Rick Neltner. All in favor, the motion passed 4-0-2 with Mr. Hart and Mr. Glahn abstaining.

Other Items: There will be a Public Hearing for re-adoption of the Comprehensive Plan, scheduled for the December 15th meeting. It was advertised in the November 25th Recorder.

ADJOURNMENT:

MOTION: Marty Hipple made a motion to adjourn, seconded by James Glahn. All in favor, the motion passed with a 5-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:49 p.m.

Attested to and submitted by:



Karen M. Barto
 City Clerk/Treasurer

Dated 12/16/15



Dave Hart, Chair
 Planning and Zoning

Dated 12-15-15