



PLANNING & ZONING MEETING Minutes of July 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 James Glahn Sonny Markus
Ron Johnson Rick Neltner Marty Hipple
Dan Feldmann

Also: Jan Johannemann, Asst. City Clerk Carol Hofstetter, Zoning Admin.
Mark Brueggemann, City Engineer William T. Rachford, Jr., Mayor

Chairman Hart welcomed Dan Feldmann back to the Commission.

APPROVAL OF MINUTES: June 16, 2015

MOTION: Sonny Markus made a motion to approve the minutes of June 16, 2015, seconded by Ron Johnson. All in favor, the motion passed 5-0-2, with Mr. Glahn and Mr. Hart abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

1. Guidugli Lawn Care/Landscaping, 8728 Constable Dr., Request for Site Plan Approval:

Don Stegman, Cardinal Engineering, stated the plan is pretty straightforward. The Guidugli's own the property and would like to build a shop, display area, and parking area for their business on the vacant land. Plans were submitted and comments from the City Engineer have been addressed. Joe, Greg, and Dan Guidugli were present to answer any questions.

Mr. Neltner asked if the two lots have been merged into one yet. Mr. Stegman recommended they combine them, and this should be done by next week.

Mr. Neltner also asked if the plan meets the City's sign requirements. Mr. Brueggemann said the review he conducted did not include a review of the signage, so whatever decision the Commission makes would not include signs. There was signage on this plan, but there is additional detail information needed. Typically approval of the signage would be done later.

Mr. Neltner questioned why there was a forced main. Mr. Brueggemann said they would have had to raise the building another 12 feet to provide gravity to the sewer.

Mr. Hart reiterated the intention of the owners to combine the two lots at Cardinal's urging, and that the signs will NOT be a part of this approval. Mr. Brueggemann recommended making this a condition of the approval, otherwise there may be setback issues.

MOTION: Rick Neltner made a motion to approve the Guidugli Lawn Care/Landscaping Site Plan, contingent on joining the two lots and that signage not be a part of this Site Plan approval, seconded by Dan Feldmann. All in favor, the motion passed 6-0-0 with Mr. Hart abstaining.

2. Breathitt Ridge, Poplar Ridge Road – Preliminary Plat Approval:

Steve Berling, engineer and developer for this property, met with the City prior to submitting the plan to make sure everyone was on the same page. The goal was to prevent more maintenance for the city other than maintaining the streets and not having to deal with HOA.

There are total of 64 lots with a mixture of 70' and 75' wide lots and a builder is lined up (Drees). Clearing has been done, entrance walls and some fencing and landscaping along Poplar Ridge will be installed, and hardwood trees will be planted in every lot. There will be three phases: Breathitt Ridge Road, the cul de sac to the left, and the cul de sac to the right.

Mr. Brueggemann appreciated that Mr. Berling met with the City ahead of time to get a good understanding of what the City was expecting. They are using the RCD (residential cluster design) standards which allow smaller lot sizes and more open space. The 70 and 75 foot lots do meet with the RCD zoning. They have replied to his initial comments, and based on the revised plan and the information submitted, Mr. Brueggemann feels they are in compliance with the zoning regulations and the zoning for the property.

Home prices will probably be \$250,000 and up. Detention basins will be owned and maintained by the property owner. SD1 will maintain the structures, pipes, manholes and headwalls. Mr. Brueggemann explained there is an easement on the plan to provide access from the road down to the dam to the control structure for maintenance (between Lots 40-41 and 33-34). If there is a problem on the lake, SD1 will be responsible for the control structure and the outlet pipe, and the homeowner will be responsible for the rest. If the lake ever needs to be dredged, it would be the homeowner's responsibility. This will be spelled out on the deeds to those individual lot owners.

Mr. Neltner asked if Mr. Brueggemann has ever heard of a property owner having issues with this in the past. Mr. Brueggemann said lakes do require maintenance. There could be erosion along the lake, or lake silt that needs to be dredged. Mr. Berling pointed out dry detention basins require a lot more maintenance than detention ponds with water. Water detentions basically take care of themselves, and he plans to sell the lake lots at a premium. If he has to, he'll put a deed restriction on those lots that the owner must maintain the lake.

Mr. Jim Berling then explained the structure for the retention pond system, which he designed several years ago and has used in many developments. There was also discussion about storm water runoff and runoff from the streets (salt and chemicals in the winter) and whether the City would be responsible if fish in the lake are killed from this. Jim Berling said fish are secondary to the operation of the detention ponds, so if fish die, then there will be no fish.

Mr. Neltner then asked if there were plans to install speed calming devices on these streets to slow down traffic. The only issue would be on Bethany Ridge Road, the longest section. Mr. Brueggemann thinks speed humps create as many problems as they solve. From an engineer's standpoint he does not like speed humps and doesn't think this is a situation where one is needed. He suggested installing stop signs.

Mr. Berling said they plan on planting a variety of oaks, maples, or elm trees, and they will be planted on the lower side of every lot. There will be sidewalks on both sides of the street.

There was another lengthy discussion on stop signs and possibly installing speed calming devices in this subdivision. Mr. Brueggemann proposed putting a stop sign at Breathitt Ridge as it comes out onto Poplar Ridge. The developer suggested making the intersection of Estill Court and Breathitt Ridge Road a 4-way stop, and Mr. Brueggemann said the street is long enough between intersections to do this.

Mr. Berling hopes to have lots for sale by late November. Mr. Brueggemann said pavement specifications will be included in the next phase (Improvement Plan). He also confirmed with the developer that they will be providing cluster mailboxes, working with the City and the Post Office on their location.

Mr. Glahn asked how this development, along with others in the City, will have an effect on schools, traffic patterns, police, and fire department. Mr. Hart agreed that there has been a lot of growth in the area, and he thinks it's been well planned. Mr. Brueggemann pointed out P&Z updates the City's Comprehensive Plan every 5 years, and the properties developed so far including this subdivision, are being developed in accordance with that Plan. Mr. Hart added while the Commission can't control the transportation routes or the roadways, those who make the plans on a county level do pay attention to what happens in the City.

MOTION: Mr. Markus made a motion to approve the Preliminary Plat for Breathitt Ridge Subdivision, with the condition there be a 4-way stop sign at the intersection of Estill Court and Breathitt Ridge Road, seconded by Dan Feldmann. All in favor, the motion passed 6-0-0 with Mr. Hart abstaining.

Mr. Neltner asked if the City was going to allow Drees to have two model homes (one in Arcadia and one in Breathitt Ridge). At a prior meeting there was discussion about developers conducting home sales out of a model home in the middle of a residential zone. Mr. Brueggemann believes there is something in the Subdivision Regulations about a model home that is being used for sales in a residential zone. He will research this and let the Commission know. Mr. Neltner suggested if it isn't already in the regulations, it should be added and either put a time limitation on it or remove the model home after a certain percentage of homes are constructed.

OLD BUSINESS: None

INTERNAL BUSINESS:

Correspondence: Mayor Rachford had distributed a letter from the Campbell County Planning & Zoning Commission regarding their Comprehensive Plan updating. There will be a public hearing on Tuesday, July 14th at 7:00 p.m. in the Campbell County Courthouse at 8352 East Main Street. Mr. Hart encouraged everyone to go to this meeting, especially those who have never been through an update.

ADJOURNMENT:

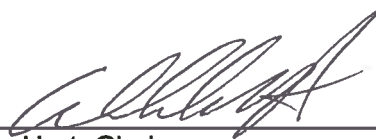
MOTION: James Glahn made a motion to adjourn, seconded by Marty Hipple. All in favor, the motion passed with a 6-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 8:09 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer

Dated 7-22-15



Dave Hart, Chair
Planning and Zoning

Dated 7/21/15