



PLANNING & ZONING MEETING Minutes of June 2, 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 Sonny Markus Ron Johnson
 Rick Neltner Marty Hipple
 Absent: James Glahn

Also: Jan Johannemann, Asst. City Clerk William T. Rachford, Jr., Mayor

APPROVAL OF MINUTES: May 19, 2015

MOTION: Ron Johnson made a motion to approve the minutes of May 19, 2015, seconded by Rick Neltner. All in favor, the motion passed 4-0-1 with Mr. Hipple abstaining.

VISITORS & GUESTS: None

OLD BUSINESS:

Carol Hofstetter had distributed updated language on the changes to the zoning ordinance that were discussed at previous meetings. Mr. Hart asked the commissioners to for approval of the language. A copy of that document is attached.

1. **Sec. 3.8, Grass and weeds height (from 10 to 8 inches)** – Mr. Johnson questioned what grass and weeds. Mr. Hart said any lawn, dealing with exterior maintenance, visible from public right of way. The right of way would be included. Mr. Johnson feels the language is not clear. Mr. Hart thought some wording should be added after “grass and weeds” to explain.
2. **Sec, 9.2, Electronic Messaging Displays – removing “white or yellow” and adding “any contrasting color . . .”** – Mr. Hart thinks it should not be limited to certain colors. The newer boards have full-color displays. Mr. Hipple would like to see just one or two colors. There was a discussion on what colors would be appropriate if it was limited.
3. **Monument Signs – change maximum height of base from 2 to 3 feet above grade** – Mr. Hipple thought this was already agreed to.
4. **Temporary Signs – change days permitted from 14 to 30 days per calendar year; adding the 90-day waiver for new businesses** – Everyone agrees with this.

Regarding #1, there was more discussion on whether the language should be changed. Mr. Hart suggested adding the words “in or adjacent to the right of way” after “grass and weeds”. Mayor Rachford pointed out there is language in Section 3.8 that this applies to *neighborhoods*. Mr. Hart said sometimes within residential neighborhoods there are large tracts of land without houses, and this is what he questions. Mr. Markus thinks the wording in the ordinance as it is now has not been an issue, and it should be okay. Everyone agreed.

MOTION: Rick Neltner made a motion to accept the language to the Alexandria Zoning Ordinance as listed in Mr. Duncan’s document dated March 3, 2015, and as presented to P&Z on June 2, 2015, seconded by Marty Hipple. The matter was brought up for a vote: Sonny Markus-Yes, Ron Johnson-No, Rick Neltner-Yes, Marty Hipple-Yes, Dave Hart-Abstain. The motion passed 3-1-1 as Chairman Hart’s abstention goes to the majority.

Mr. Neltner asked if there was any decision regarding the Orlando Drive traffic issue by Gold Star Chili. Mayor Rachford said the road is not wide enough to paint a stripe, and there is nothing else that can be done.

Mr. Neltner also asked about the two model homes in Arcadia. They are on residential lots but being used as sales offices, which is a commercial business. He said a few years ago in Boone County, some builders built model homes at the beginning of a development and changed the zone for those lots to commercial. Mr. Hart said the city has no objection to model homes being within a development. When a developer comes in front of P&Z to make their presentation, they typically designate certain areas where the market model and sales office will be, which is agreed to when P&Z approves the development. Mr. Neltner pointed out the land behind Citizens Bank where Fischer and Drees trailers were before homes were built, is zoned commercial. Now that they are gone and the model homes are built in the middle of the development, which is zoned residential, is this a problem?

Mr. Hart said in the past there were two different developers who have had sales locations in a commercial zone in Alexandria. He isn't sure if the City wants to encourage this. Mr. Hart doesn't think the city needs a spot-zoned commercial lot in the middle of a residential area.

NEW BUSINESS: None

INTERNAL BUSINESS:

City Council: Mayor Rachford said there will be someone up for approval at this Thursday's council meeting to fill the vacancy left by Susie Thomas. Also, the Fishing Derby is this Saturday at the Park from 9:00-11:00, and there is new playground equipment at the Park.

ADJOURNMENT:

MOTION: Marty Hipple made a motion to adjourn, seconded by Rick Neltner. All in favor, the motion passed with a 4-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 8:01 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer

Dated 6-17-15



Dave Hart, Chair
Planning and Zoning

Dated 6/16/15