



ORIGINAL PLANNING & ZONING MEETING
Minutes of November 3, 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:

Present: Dave Hart, Chair Sonny Markus Rick Neltner
 Ron Johnson Marty Hipple Dan Feldmann
Absent: James Glahn
Also: Jan Johannemann, Asst. City Clerk

APPROVAL OF MINUTES: October 20, 2015

MOTION: Sonny Markus made a motion to approve the minutes of October 20, 2015, seconded by Ron Johnson. All in favor, the motion passed 4-0-2 with Mr. Feldmann and Mr. Hipple abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

Arcadia Revised Preliminary Plat with Sam's Property Addition-Request for Approval:
In addition to the Plat, Carol provided comments from the City Engineer, and minutes from 4/2/13 P&Z meeting when the Preliminary Plat was first discussed and approved.

Mr. Brueggemann explained this revised plat includes the Sams property addition. In 2013 the developer submitted a revised Stage 1 Development plan to include this property. P&Z approved it with one of the conditions being that Arcadia connect to Tollgate Road. This is the next step in the process. The Preliminary Plat gives the lot layout, roadway geometrics, and utility routing. If approved, the next phase would be improvement plans. Also at that time, the traffic impact study should be prepared and approved by the Transportation Department for the access point at Tollgate. Once that is completed, the road is built, then the Final Plat to create the lots is approved. Mr. Brueggeman has reviewed the Preliminary Plat and it is in conformance with the approved revised Stage 1 Development Plan.

Mr. Neltner asked if there was any change in the safety on Tollgate. Mr. Brueggemann said the Preliminary Plat shows the connection to Tollgate, but the approval of the location of the connection lies with the Transportation Cabinet as it is a state road. This will include a traffic impact study.

Mike Schoettelkotte with the Drees Company, explained he met with the highway department to discuss the location of the entrance and provided information on site distance, etc. Since the permit would lapse within a year, they suggested Drees wait until the development is ready to move forward with that portion of construction before applying for a permit. Also, they are still looking into trying to align the entrance with Breckenridge, although currently that property is not available. In addition, Drees is making a connection for a loop system for the water line, tying into a 20" line on Tollgate as requested by NKWD.

There are 122 lots on this plat plus additional open space of 12.4 acres that includes the lake. They have already done improvements to the dam to make it function for storm water retention.

After answering some questions about the number of homes already completed, and whether there have been any traffic issues at the intersection of Pat Fanning Way and US 27, the motion was brought up for a vote.

MOTION: Dan Feldmann made a motion to approve the Revised Preliminary Plat with the Sams Property Addition, and to include all items as outlined in the 10/27/15 letter from CT Consultants; motion seconded by Ron Johnson. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

OLD BUSINESS:

Continued Discussion of Comprehensive Plan Update:

Mr. Hart said there have been no material changes to the plan, but there was discussion of what type of semantics should be used for situations. If the wording of the Plan is the only change, rather than restructure it, he would prefer just to re-adopt the plan. The Commission's goal is to get this to council before the end of December for approval.

Rick Neltner questioned whether the sewer on Constable Drive has ever been tied into the sewer line. Carol didn't think it was. Mr. Neltner thinks the treatment plant was turned over to the EPA. He can smell sewage from his home every once in a while. Carol will follow up with the Sanitation District to see what she can find out.

Mr. Hart has not yet checked with Chief Ward regarding the traffic study discussed at the last meeting.

INTERNAL BUSINESS:

Treasurer's Report:

Chairman Hart presented James Glahn's Treasurer's Report for November 3, 2015

Beginning Balance	\$19,713.56	
Receipts	+860.00	
Expenses	-1,458.50	CT Consultants, Inv. 150283-8
	<u>-1,244.00</u>	CT Consultants, Inv. 150283-9
Ending Balance	\$17,871.06	

MOTION: Sonny Markus made a motion to pay the invoices as submitted, seconded by Dan Feldmann. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

MOTION: Dan Feldmann made a motion to approve the Treasurer's Report dated November 3, 2015 as submitted, seconded by Marty Hipple. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Marty Hipple. All in favor, the motion passed with a 5-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:28 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer

Dated 11/18/15



Dave Hart, Chair
Planning and Zoning

Dated 11/17/15