



PLANNING & ZONING MEETING
Minutes of October 6, 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 Marty Hipple
 Rick Neltner Dan Feldmann Ron Johnson

Also: Carol Hofstetter, Zoning Administrator Mark Brueggemann, City Engineer
 Jan Johannemann, Asst. City Clerk

APPROVAL OF MINUTES: September 15, 2015

MOTION: Ron Johnson made a motion to approve the minutes of September 15, 2015, seconded by James Glahn. All in favor, the motion passed 4-0-3, with Neltner, Feldmann, and Hart abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

Breathitt Ridge Subdivision Improvements –

Mr. Brueggeman explained the Preliminary Plat for this subdivision was approved in June and included 61 lots. The developers are now asking for approval of the improvement/construction drawings. CT Consultants reviewed the revised drawings and plans, and they meet the Alexandria Zoning Code and Subdivision Regulations, and are in conformance with the Preliminary Plat. This phase contains 29 lots along the main road. Also, the pavement specifications meet the regulations and are in full compliance with the recommended improvements that were requested and done in Arcadia.

James Berling, Design Engineer for Breathitt Ridge: This is a full detailed drawing of Breathitt Ridge Road. They tried to work with the land as much as possible and most of the homes will have a full basement walkout.

Mr. Markus questioned the removal of so many trees. Mr. Berling explained it is not their policy to knock down trees unless it is necessary. There are plans to add trees to Lots 1-6 along Poplar Ridge Road, and also a wood fence as shown on the Preliminary Plat. Mr. Markus asked if some type of fence could be put up along the existing neighbors' properties for privacy. Mr. Berling will take a look at it and see if there is something they can do.

Nathan Atkinson, 11 Laurel Ridge: He lives across Poplar Ridge from the development and asked what type of fence was going to be put up. Mr. Brueggemann said it would be a decorative landscape type, not a privacy fence. Mr. Atkinson also asked if there was a start date for building homes. Mr. Berling said he would break ground as soon as he has gets the plat recorded, probably in about six weeks.

Mr. Brueggemann then explained the process and the phases that a developer needs to go through to establish a new subdivision.

Mr. Neltner asked who would maintain the landscape fence and the sign advertising the subdivision, and Mr. Berling said the fence will be the property owner's responsibility. Mr. Brueggemann confirmed the landscaping and fence would be outside of the public right of way and on a lot. Also, these plans do not show a monument sign as a part of this approval tonight, so if the developer wants a monument sign, he would have to come back for a separate approval.

MOTION: Marty Hipple made a motion to approve the Breathitt Ridge Subdivision Improvement Plans as submitted, seconded by Dan Feldmann. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

Mr. Berling will work on the fence and sign and will let Mr. Brueggemann know their plans.

Mr. Atkinson then had a few other questions, one being if there are any plans for parks in the northern part of Alexandria. Mr. Hart said there are subdivisions with walking trails and green space. Mr. Atkinson asked if any land would be available for a park not in a subdivision, particularly along Poplar Ridge. At this time, there are no plans.

Also, Mr. Atkinson suggested a tree planting incentive day. He was told Park & Rec does have the tree give-away around Arbor Day, but that is all. Mr. Atkinson would like to see more trees along neighborhood streets. Mr. Hart pointed out trees should be placed a certain distance from sidewalks to keep from damaging them.

Mr. Atkinson also asked if there were any incentives for nice restaurants along US 27. Mr. Neltner said it all depends on population. Once that increases, restaurants might be more willing to come into the city.

OLD BUSINESS:

COMPREHENSIVE PLAN UPDATE - Chapter 2 – “Population” - Carol Hofstetter distributed updated information on population that will be added to the Chapter.

Mr. Hart asked the commissioners if they found anything else in the chapter that needs discussion or change. Also, the chapter on Goals & Objectives will be put to rest at the next meeting.

INTERNAL BUSINESS:

Correspondence:


Mr. Hart had discussed invoices with Mr. Brueggemann, and he has agreed to provide more detailed information on his bills. Also, Mr. Hart asked him about the recent invoices that were questioned by the commission, and he is convinced that all items were P&Z's.

Carol Hofstetter provided a breakdown of the HB55 hours for each commissioner. There is an upcoming class that would provide 8 hours' education. No time was on the paper, and Carol will find that out and advise.


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 7:47 p.m.

Attested to and submitted by:



Karen M. Barto
City Clerk/Treasurer
Dated 10-21-15



Dave Hart, Chair
Planning and Zoning
Dated 10/20/15