



**PLANNING & ZONING MEETING
Minutes of December 6, 2016**

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 | Randy Nehus |
| | Ron Johnson | Rick Neltner | Dan Feldmann |
| | Nick Reitman | | |
- Also: Carol Hofstetter, Zoning Administrator Jan Johannemann, Asst. City Clerk

APPROVAL OF MINUTES: November 15, 2016

MOTION: Sonny Markus made a motion to approve the minutes of November 15, 2016 as submitted, seconded by Rick Neltner. All in favor, the motion passed 4-0-3 with Feldmann, Reitman and Hart abstaining.

VISITORS & GUESTS: None

OLD BUSINESS:

General Discussion of Ordinances and Subdivision Regulations-

1. Landscaping: When reviewing a site plan, there isn't much information regarding landscaping, trees, etc. In order to make sure there isn't something that will cause a problem later (i.e. trees planted too close to sidewalks/streets and causing problems), P&Z will have to look at these more closely and on a case-by-case basis. There was some discussion as to whether or not the City could regulate what and where trees are planted, but Mr. Hart thinks P&Z would want to start looking at these types of things in the initial stages of the developments before they become a problem.

Mr. Neltner thinks un-developed properties along US 27 should be required to maintain the property (grass mowed) at least 30 feet back from the street. There is nothing in the Ordinance right now.

2. Signs (colors and visibility): Mr. Duncan is still working on language for signs that P&Z can actually work with that follows the law, including bright or startling colors, whether the sign is electronic or stationary. Windows and window treatments that are a form of advertisement should also be addressed for their visibility. Mr. Neltner asked if park benches with advertisements were considered off-site advertisements and should be allowed. There are a few along US27. Carol will address this.

Mr. Johnson asked if there was anything planned along US27 to allow advertisement of businesses in the Old Town section of Alexandria. Carol is working with some of the business owners to come up with a plan for directional signs.

3. Sidewalk Displays: Carol said sidewalk displays are not allowed per the current Zoning Ordinance, but several businesses in the shopping center do have them. **(NOTE: After further review of the Zoning Ordinance, Section 3.29 allows sidewalk sales and displays. The language needs to be reviewed and corrected.)** If P&Z wants to allow then the ordinance needs to be changed. There was discussion as to how to regulate this, the safety and obstruction of a sidewalk, the amount of space on the sidewalk, whether each business could have one at the same time causing additional problems, and the number of times a business could have sidewalk sales. We need to make the ordinance match what is allowed. Mr. Markus also brought up restaurants with tables outside, but Carol said that is a safety issue and not permitted.

ORIGINAL

Carol pointed out there are quite a few items in the Zoning Ordinance that are outdated and these things need to be addressed and changed.

NEW BUSINESS:

Mr. Hart does not foresee anything pressing so the second meeting in December (12/20) will probably be cancelled.

INTERNAL BUSINESS:

Treasurer's Report:

Dan Feldmann presented the Treasurer's Report dated December 6, 2016.

Beginning Balance	\$20,976.44	
Receipts	+445.00	Grand Community-Final Plat Approval, The Shire Sec. 6
	+497.34	Poplar Ridge-Final Plat Approval, Eagle Subdiv. Sec. 2
	+594.76	Tollgate Dev.-Final Plat Approval Arcadia, Sec. 8
	+516.74	Tollgate Dev.-Final Plat Approval Arcadia, Sec. 9
Expenses	-52.00	Ziegler & Schneider, 11/3/16 Inv. 193
	<u>854.00</u>	CT Consultants, 11/18/16 Inv. 160283-10
Ending Balance	\$22,124.28	

MOTION: Ron Johnson made a motion to pay the invoices as submitted, seconded by Nick Reitman. All in favor the motion passed 6-0-1 with Mr. Hart abstaining.

MOTION: Ron Johnson made a motion to accept the Treasurer's Report of December 6, 2016 as submitted, seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn with Merry Christmas Greetings, seconded by Sonny Markus. All in favor, the motion passed with a 7-0-0 vote. Meeting adjourned at 7:26 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer



Dave Hart, Chair

Dated 1-4-17

Dated 1/4/17