



ORIGINAL

PLANNING & ZONING MEETING  
Minutes of June 7, 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:

- |          |  |                                       |                                  |                                 |
|----------|--|---------------------------------------|----------------------------------|---------------------------------|
| Present: | Dave Hart, Chair                       | Rick Neltner                          | Ron Johnson                      | Sonny Markus                    |
|          | Nick Reitman                           | Marty Hipple                          | Dan Feldmann                     |                                 |
| Also:    | Carol Hofstetter, Zoning Administrator | Jan Johannemann, Assistant City Clerk | Robert Seitzinger, City Engineer | William T. Rachford, Jr., Mayor |
|          | Mark Brueggemann, City Engineer        |                                       |                                  |                                 |
|          | Mike Duncan, City Attorney             |                                       |                                  |                                 |

**APPROVAL OF MINUTES:**

**May 3, 2016-**

**MOTION:** Mr. Feldmann made a motion to postpone approval minutes of May 3<sup>rd</sup> until after the Treasurer's Report is presented, seconded by Rick Neltner. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

**May 17, 2016-**

**MOTION:** Rick Neltner made a motion to approve the minutes of May 17, 2016 as submitted, seconded by Marty Hipple. All in favor, the motion passed 5-0-2 with Mr. Markus and Mr. Hart abstaining.

**VISITORS & GUESTS:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

**O'Reilly-Alexandria, 7918 Alexandria Pike, Site and Grading Plan Applications –**

The applicants were present to answer any questions.

**MOTION:** Dan Feldmann made a motion to bring this application off the table from the prior meeting, seconded by Nick Reitman. All in favor, the motion passed 7-0-0.

**Mike Leonard, Hogan Real Estate:** He introduced himself as representative for the proposed project, but did not have any formal presentation. The commissioners have the site plan.

Mr. Brueggemann explained this property is located in front of the Tractor Supply, on a 1.2 acre lot fronting Alexandria Pike, for a proposed 7,225 square foot building. The property is zoned NSC and it is in conformance with the permitted uses for this zone. All items from their 5/19/16 letter had been addressed except for obtaining a land disturbance permit from SD1, and they requested approval of the 2 to 1 slope construction by a geotechnical engineer. He now has documentation that both of these items have been addressed and feels the plans meet the requirements of the city's zoning code.

Mr. Neltner asked for more information on the type of mesh they are using to hold the hillside.

**Derek Triplett, Architect, Land Design & Development, Inc.:** He explained they frequently use North American Green Steep Slope Stabilizer. It is a bio-degradable mesh netting that holds hillsides facilitating vegetation growth while stabilizing steep slopes. The geotechnical engineer indicated a 2 to 1 slope would be stable without the stabilizer, but his company decided to add this material for extra precaution.

Mr. Neltner asked about signs. Mr. Brueggemann pointed out signs are not a part of this application but would be on a separate submittal for approval at a later time.

# ORIGINAL

**MOTION:** Ron Johnson made a motion to approve the Site Plan/Grading Plan for O'Reilly-Alexandria, 7918 Alexandria Pike, seconded by Dan Feldmann. All in favor, the motion passed 7-0-0.

## INTERNAL BUSINESS:

### **Treasurer's Report:**

Dan Feldmann presented the Treasurer's Report dated June 7, 2016. There was a correction made to the beginning balance - he had inadvertently picked up the wrong balance from prior reports and there is documentation attached to the Treasurer's Report to show the reason for correction.

<b>Beginning Balance</b>	<b>\$25,598.74</b>	Corrected adjustment made in the 5/3/16 Minutes
Receipts	2,871.25	Plat-Arcadia Development, Phase F
	435.00	Re-plat Arcadia Highlands #2
Expenses	- 46.30	PNC Bank/New Check Ordered
	- 652.10	Ziegler & Schneider, Inv. 187, dated May 5, 2016. (No pmt needed due to credit on last month's invoice, but invoice still needs P&Z's approval)
	<u>-998.57</u>	CT Consultants, Inv. 160283-4, dated 5/9/16
<b>Ending Balance</b>	<b>\$27,860.12</b>	

**MOTION:** Rick Neltner made a motion to approve the Ziegler & Schneider invoice, and to pay the outstanding CT Consultants invoice as submitted, seconded by Nick Reitman. All in favor the motion passed 7-0-0.

**MOTION:** Rick Neltner made a motion to accept the Treasurer's Report of June 7, 2016 as submitted, seconded by Nick Reitman. All in favor, the motion passed 7-0-0.

## APPROVAL OF MINUTES:

### **May 3, 2016 -**


**MOTION:** Nick Reitman made a motion to take the May 3, 2016 minutes off the table, seconded by Marty Hipple. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining. Mr. Feldmann suggested making an amendment to the beginning balance of the May 3<sup>rd</sup> minutes/Treasurer Report to reflect the correct balance of \$25,598.74. Mr. Duncan indicated it would be appropriate to amend those minutes so they don't go into the record and the balances are misconstrued in the future.


**MOTION:** Mr. Feldmann made a motion to approve the May 3, 2016 minutes as presented with the amendments to the Treasurer's Report's beginning and ending balances, seconded by Sonny Markus. All in favor, the motion passed 7-0-0.

## 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 7:28 p.m.

Attested to and submitted by:

  
 \_\_\_\_\_  
 Karen M. Barto, City Clerk/Treasurer  
 Dated 6/22/16

  
 \_\_\_\_\_  
 Dave Hart, Chair  
 Dated 6/21/16