



**ORIGINAL**

**PLANNING & ZONING MEETING  
Minutes of November 1, 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                       | Sonny Markus                 | Randy Nehus  |
|          | Ron Johnson                            | Nick Reitman                 | Dan Feldmann |
| Absent:  | Rick Neltner                           |                              |              |
| Also:    | Carol Hofstetter, Zoning Administrator | William Rachford, Jr., Mayor |              |
|          | Jan Johannemann, Asst. City Clerk      |                              |              |

**APPROVAL OF MINUTES: October 18, 2016**

**MOTION:** Dan Feldmann made a motion to approve the minutes of October 18, 2016 as submitted, seconded by Ron Johnson. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

**VISITORS & GUESTS:** None

**OLD BUSINESS:**

**General Discussion of possible changes to Ordinances and Subdivision Regulations:**

- 1) Discuss expiration terms on plat approvals -

There was discussion about writing language into the ordinance to require an applicant to come back to P&Z if they had not started construction within six months of approval of the site plan. The commissioners would like for the applicant to at least give an update on what their plan is and the reason why they have not yet started construction after six months. Then the decision would be made on a case-by-case basis because there could very well be a good reason (weather conditions, finances, dealing with the State). Mr. Hart thinks P&Z could ask the applicant for a time table at the time of P&Z's approval, then it would be a part of the site plan approval.

There is a 22-month period to complete a project after it has been approved, with an option to extend an additional 6 months, and there have been no discussion on changing this time frame. A re-submittal after that time would be at 50% of the cost of the original site plan if there is no real reason for the delay.

- 2) Externally-lit signage -

Mr. Hart pointed out there are about five signs currently in Alexandria with these types of signs, but they are not permitted the way the Zoning Ordinance is written now, so this needs to be addressed. Some of these existing signs were built in a way where it did not shine in the roadway. The language needs to be changed in order to be more subjective, or build examples in that are allowed and not allowed (building a box, skirt, or shield, around the lighting fixture so it doesn't shine anywhere but on the sign, lights shining down from the top of the sign). Research will be done to come up with a description for permitted externally lit signs.

**NEW BUSINESS:**

Mr. Markus asked if there were any plans to build something on the site of the old Webb Motel that was demolished. Carol Hofstetter said there was a development plan submitted a couple of years ago, but that was to utilize the old building. She has not heard of any new plans for that site yet.

**INTERNAL BUSINESS:**

**Treasurer's Report:**

Dan Feldmann presented the Treasurer's Report dated November 1, 2016. He did notice on the report there needed to be two corrections: the date should read November 1<sup>st</sup>, not October 4<sup>th</sup>, and the CT Consultants expense is not November 13, but October 14. Corrections were hand written on the initial copy and he has initialed these corrections. They will be part of the official record.

<b>Beginning Balance</b>	<b>\$21,540.49</b>	
Receipts	+489.95	Drees-Application for Final Plat
Expenses	-1,054.00	CT Consultants, Inv. 160283-9
<b>Ending Balance</b>	<b>\$20,976.44</b>	

**MOTION:** Nick Reitman made a motion to pay the invoice as submitted, seconded by Sony Markus. All in favor the motion passed 5-0-1 with Mr. Hart abstaining.

**MOTION:** Sonny Markus made a motion to accept the Treasurer's Report of November 1, 2016 as corrected, seconded by Randy Nehus. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

**Other Items:**


Mayor Rachford is pursuing grants for potential lighting and a bicycle pathway between Poplar Ridge Road and Campbell County Middle School, in light of the recent accident by the Speedway on US 27 near the school.

**ADJOURNMENT:**

**MOTION:** Dan Feldmann made a motion to adjourn, seconded by Nick Reitmann. All in favor, the motion passed with a 5-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:31 p.m.

Attested to and submitted by:

  
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Karen M. Barto, City Clerk/Treasurer

  
\_\_\_\_\_  
Dave Hart, Chair

Dated 11-15-2016

Dated 11/15/16