



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                      Dan Feldmann
- Ron Johnson                              Nick Reitman
- Absent: Rick Neltner                              Marty Hipple
- Also: Jan Johannemann, Asst. City Clerk                      Carol Hofstetter, Zoning Admr.
- Mark Brueggemann, City Engineer

Chairman Hart welcomed new Commissioner, Nick Reitman.

**ELECTION OF OFFICERS:**

**MOTION:** Dan Feldmann made a motion to keep the Election of Officers on the table until everyone is in attendance, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

**APPROVAL OF MINUTES:** January 5, 2016

Mr. Hart noted the count for adjournment read 5 instead of 4 and he will change this.

**MOTION:** Sonny Markus made a motion to approve the minutes of January 5, 2016, seconded by Dan Feldmann. All in favor, the motion passed 4-0-1 with Mr. Hart abstaining.

**VISITORS & GUESTS:** None

**NEW BUSINESS:**

**1. Bob Sumerel Tire, 7005 Alexandria Pike, Request for Site Plan Change –**

Mr. Brueggemann stated the applicant is proposing a 740 square foot addition to the north side of the existing building. To accommodate the addition, they also needed to extend the pavement area for the parking on that side by 2-1/2 feet. The addition and pavement are small enough and won't require modifications to the detention system. Mr. Brueggemann asked the applicant to place bollards at the proposed door on the north side where cars enter the facility, insuring a good ingress/egress. They have made all the requested revisions in his 12/15 review letter, and it is Mr. Brueggemann's opinion the revised plan meets the requirements of the Zoning Code and Subdivision Regulations.

**MOTION:** Ron Johnson made a motion to approve the Bob Sumerel Site Plan as presented, seconded by Mr. Feldmann. All in favor the motion passed 4-0-1 with Mr. Hart abstaining.

**2. Summerlake Subdivision, Phase II Request for Preliminary Plat Approval -**

Mr. Brueggemann explained this is a preliminary plat for 13 lots, two of which are flag lots (#203 and #204). The property was annexed into the City under County zoning, and those flag lot dimensions are permitted in that zone. Mr. Brueggemann withdrew comment #6 of his 12/21 review letter regarding lot dimensions. The layout is a simple cul de sac on Meadow Lake Drive that is already stubbed out. Mr. Kramer, Cardinal Engineering, did address the comments from that review letter and revised the plans, and it is his opinion that the plans meet the subdivision regulations under which the property was annexed into the City.

**MOTION:** Mr. Feldmann made a motion to approve the Preliminary Plat for Summerlake Subdivision, Phase II, with the exceptions in the County zoning as noted by the City Engineer regarding Lots 203 and 204.

Mr. Brueggemann also wanted the Commission to be aware of a unique point - the sanitary sewer service to each of the lots will have a small grinder pump because of the elevation issue with the existing sewer. This was approved by SD1, it is not part of the City's infrastructure, but it is unique.

The Motion was seconded by Ron Johnson. All in favor, the motion passed 4-0-1 with Mr. Hart abstaining.

**OLD BUSINESS:**

**Continuation of an overview of Zoning Ordinance and Subdivision Regulations –**

Mr. Hart suggested that Terms and Definitions be reviewed first.

**INTERNAL BUSINESS:**


**Other Items:** There were two CT Consultants invoices, one outstanding bill dated August 17, 2015, and another from December. In the absence of a treasurer, Mr. Hart asked the Commission to review and approve these two invoices for payment tonight.


**MOTION:** Sonny Markus made a motion to approve CT Consultants invoices dated August 17, 2015 for \$316.90, and December 15, 2015 for \$1,184.10 as submitted. Mr. Hart confirmed these invoices had not yet been paid. The motion was seconded by Ron Johnson. All in favor, the motion passed 4-0-1 with Mr. Hart abstaining.

**ADJOURNMENT:**

**MOTION:** Dan Feldmann made a motion to adjourn, seconded by Ron Johnson. All in favor, the motion passed with a 4-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:21 p.m.

Attested to and submitted by:

  
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Karen M. Barto  
City Clerk/Treasurer  
Dated 2-2-16

  
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Dave Hart, Chair  
Planning and Zoning  
Dated 2/2/16