



ORIGINAL

PLANNING & ZONING MEETING
Minutes of May 17, 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
 Nick Reitman Marty Hipple Dan Feldmann

Absent: Sonny Markus

Also: Carol Hofstetter, Zoning Administrator Jan Johannemann, Assistant City Clerk
 Robert Seitzinger, City Engineer

APPROVAL OF MINUTES: May 3, 2016

Mr. Hart asked that the minutes be tabled because there will be some adjustments to the May Treasurer's Report, and the commissioners just received copies of the invoices that were paid from that report. He would like to wait until the next Treasurer's Report, which will address these things.

MOTION: Rick Neltner made a motion to table approval of the minutes of May 3, 2016 until the next meeting, seconded by Nick Reitman. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

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

The Applicant had been notified that this was on the agenda tonight, but no one was present on their behalf.

The physical location is next to Burger King and in front of the Tractor Supply. Mr. Seitzinger reported the initial review letter was sent on May 9, 2016 with comments dealing with the grading and storm sewer. Comments were addressed by the applicant and revisions made to the plans. They also provided documentation from their geotechnical engineer about the 2-to-1 slope with the North American Green Steep Slope Stabilizer. The only outstanding item is approval from Sanitation District #1.

Mr. Hart was concerned about the stability studies. Mr. Seitzinger said SD1 required they add detention, and a detention pond is now in the front of the site. The 2-to-1 slope was addressed in SD1's letter. It is Mr. Seitzinger's recommendation that P&Z can approve the Site and Grading Plan with the conditions of SD1's approval for water and treatment, and with the slope stability.

Mr. Neltner asked whether the Tractor Supply sign is in the way, but Mr. Seitzinger said the grading would not affect the sign.

Mr. Seitzinger stated the following issues were addressed:

1. The downspouts initially were going onto splash pots and then onto the pavement, which can cause erosion. They recommended the applicant tie the roof drains into the proposed storm structures.
2. Typically CT Consultants go with a 3-to-1 slope maximum, so they asked the applicant to submit a letter from a geotechnical engineer stating the 2-to-1 slope would be stable.
3. Approval is still needed from SD1 for the land disturbance permit and storm water.
4. They had a concern with where the pipe was, and suggested some type of erosion control where the pipe came out. The applicant has made that improvement as shown on the plan.

Mr. Neltner asked if there were any other issues. Mr. Seitzinger responded no. Mr. Neltner feels if the applicant does not have a start date yet, then P&Z should table this matter until the SD1 approval is received.

Mr. Hart would like to see P&Z go ahead with the condition, but Mr. Johnson thinks if there is no rush, he'd like to get all the answers before approving.

MOTION: Ron Johnson made a motion to table approval of the Site and Grading Plan Application for lack of information on handling of the slope, and lack of representation from the applicant, seconded by Rick Neltner. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

OLD BUSINESS:

Ms. Hofstetter said Mike Duncan will be here on June 7th for a continuing education class. Please have questions ready for Mr. Duncan to answer at this time.

Also, Duke Energy is using the area on US 27 near the doctor's office as a staging area for their equipment while doing gas line testing. There is information on the city's website.

Mr. Neltner wanted to re-visit a prior discussion about developers leaving some type of dust and noise protection while clearing and grading property to protect the privacy of surrounding property owner. Mr. Hart said it would be difficult to tell someone they can't do something like cutting down trees on their own lot. Ms. Hofstetter said there are ordinances in place that address noise and dust.

INTERNAL BUSINESS:

City Council: Mr. Hart reported the rezoning ordinances for Thatcher Court and Viewpoint Drive were approved at the last Council meeting.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Marty Hipple. All in favor, the motion passed with a 5-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:33 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer

Dated 6-8-16



Dave Hart, Chair

Dated 6/7/16