



ORIGINAL

**PLANNING & ZONING MEETING  
Minutes of October 4, 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  
                     Rick Neltner                                  Nick Reitman                      Dan Feldmann  
                     Ron Johnson

Also:             Carol Hofstetter, Zoning Administrator                      William Rachford, Mayor  
                     Jan Johannemann, Asst. City Clerk

**APPROVAL OF MINUTES: September 20, 2016**

**MOTION:** Rick Neltner made a motion to approve the minutes of September 20, 2016, seconded by Nick Reitman. All in favor, the motion passed 5-0-2 with Mr. Feldmann and Mr. Hart abstaining.

**VISITORS & GUESTS:** None

**OLD BUSINESS:**

**Review Zoning Ordinance Sec. 418 (Highway Commercial)**

Mr. Hart asked the Commissioners' if they had any suggested changes or additions in the uses of the Highway Commercial zone.

Mr. Neltner asked if language could be added to regulate regular maintenance of the yards/grass of the properties along US27, particularly in the vacant lots. He thinks grass should be mowed at least 30 feet in from the street. The sidewalks along 27 also need to be maintained – weeds are growing in the middle of the sidewalks causing a trip hazard. Mayor Rachford didn't see any reason why the city couldn't take care of this since the city took over maintenance of sidewalks.

Mr. Feldman questioned why Items 2, 3 and 4 of Section D (HC) fall under Conditional Uses and not Permitted Uses (Sec. B). Mr. Hart agreed they should probably be moved to Section B.

Mr. Hart wants to add "micro-breweries/distilleries/wineries". Currently, breweries are listed in the Industrial zone, but this was created back when micro breweries weren't as popular. The State allows their existence in different areas because they are a smaller, more compact business than a brewery. Size and capacity would determine whether or not a business would be considered a micro brewery versus a Bavarian Brewery. Mr. Feldmann suggested expanding the language in the conditional uses to regulate size/capacity, and then put micro-breweries, wineries and distilleries into a conditional use application. The state has language in their regulations on what size capacity would still be considered a micro-brewery.

There was other discussion on increased traffic, smells, and safety of a micro-brewery. Limiting the size and capacity would be reviewed at the development stage of the business. Any expansion would have to be brought back to P&Z for a new site plan. Carol will check to see what language other cities use for these types of businesses, and will run this by Mr. Duncan for his opinion.

**MOTION:** Dan Feldmann made a motion to contact the City Attorney to investigate the possibility of adding macro/micro breweries, distilleries, and wineries into our commercial zones, seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

Mr. Hart would like to see multiple HC zones, such as HC-A, HC-B, and HC-C which would limit certain types of use in relation to how close they are to schools, bars, or residential areas.

Discussion about other types of businesses to add to the HC Permitted Uses were auto parts, crematoriums (not the same as funeral home/mortuary), and, change #25 to "Garden and Landscaping Supplies and Service".

Drones were also discussed. Mr. Hart believes the FAA controls and regulates these.

Mr. Nehus pointed out #29 is Health Care-Medical, Dental, Emergency Care, but there should probably be a separate specialty classification for health clinics, halfway houses, and addiction rehab facilities.

Mr. Hart reminded everyone to continue to think about any possible changes to the Zoning Ordinance and Subdivision Regulations for discussion at a future meeting.

**NEW BUSINESS:**

Recently a child was hit and died while crossing the Speedway entrance on US2 (next to Empress). This is a dangerous area and needs to be looked into. Mayor Rachford is meeting with the school superintendent, a representative from Bishop Brossart High school, the police chief and hopefully a representative from the State Highway Department this Thursday to discuss some options like adding a crosswalk on US27, extending the school zone, changing the school start time, and closing off the right-in/right out exit from the gas station. The Mayor asked the commissioners to send him an e-mail if they think of anything else that might be of help.

**INTERNAL BUSINESS:**

**Treasurer's Report:**

Dan Feldmann presented the Treasurer's Report dated October 4, 2016.

<b>Beginning Balance</b>	<b>\$23,894.00</b>	
Receipts	+435.00	Drees-Re Plat of #110 Arcadia, Sec. 2
	+628.53	Tollgate Dev.-Final Plat Approval Arcadia, Sec. 7
Expenses	-1,041.04	CT Consultants, Inv. 160283-7
	-2,376.00	CT Consultants, Inv. 160283-8
<b>Ending Balance</b>	<b>\$21,540.49</b>	

**MOTION:** Sonny Markus 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:** Sonny Markus made a motion to accept the Treasurer's Report of October 4, 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, seconded by Nick Reitman. All in favor, the motion passed with a 6-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:56 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer

Dated 10/18/16



Dave Hart, Chair

Dated 10/18/16