



**PLANNING & ZONING MEETING  
Minutes of September 5, 2017**

Chairperson Dave Hart opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present:            Dave Hart, Chair                                Sonny Markus                                Ron Johnson  
                         Rick Neltner    Nick Reitman                                Randy Nehus

Also Present: Carol Hofstetter, Zoning Administrator                                Jan Johannemann, Asst. City Clerk  
                         Mark Brueggemann, City Engineer                                Robert Seitzinger, City Engineer  
                         Wm. T. Rachford, Mayor

**APPROVAL OF MINUTES: August 15, 2017**

**MOTION:** Sonny Markus made a motion to approve the minutes of August 15, 2017 as submitted, seconded by Ron Johnson. All in favor, the motion passed 4-0-2 with Mr. Hart and Mr. Neltner abstaining.

**VISITORS & GUESTS:** None

**NEW BUSINESS:**

Mr. Brueggemann and Mr. Seitzinger were present to explain the draft of the proposed changes to the Subdivision Regulations for consideration. As city engineers, they focused on pavement design and some of the other construction aspects covered in these Regulations. He then explained the changes/deletions/additions made in several of the sections. (A copy of this document is located in the Zoning Administrator's office.) He also asked the commissioners to listen to his overview, go back over these changes in detail after the meeting, write down their questions, and then the City Engineers will return for the October 17<sup>th</sup> meeting to address those questions.

Many of the changes in the regulations were to "clean up" and clarify them and some information in the old document pertained to items that are no longer applicable, (i.e. sanitary sewer and water work, which is now handled by SD1 and No. Ky. Water District),

There was some P&Z questions/discussion on site distances, sufficient storm water drainage absorption, pavement design guidelines and street life, weather "deadlines" for pouring concrete, a new design for curb/gutters (going from rolled curb to a slope curb), and the city's cost of repairs for these curbs. Mr. Brueggemann will send out information on where these types of curbs were constructed so the commissioners can view them and determine whether this is something to consider.

In summary, Mr. Brueggemann believes this is a thorough document to use. He asked the commissioners to review this document in detail and submit their questions/comments in writing to Carol Hofstetter by October 12<sup>th</sup> so he can be prepared to address them at the October 17<sup>th</sup> meeting.

**OLD BUSINESS:**

**Text for Sidewalk Sales in Zoning Ordinances** – Mr. Hart referred to language suggested by Mr. Reitman at the last meeting that will address sidewalk sales, and will ask the City Attorney to review for the text from a legal standpoint.

**Zoning Ordinance and Subdivision Regulations Updates** – Mr. Hart urged the commissioners to bring anything up they would like to see addressed before these documents are finalized.

**INTERNAL BUSINESS:**

**City Council:** Mayor Rachford stated there is a meeting this Thursday. The Marion Group will be giving a presentation on their proposed moderate income housing (48 apartments-4 buildings) that would be located behind the courthouse and KOI on Jefferson Street.

He also mentioned some upcoming events:

- September 10, 2:00 p.m. 9/11 ceremony at the Tribute Park
- September 30, 10:00-2:00 Walk on Main Street in the historical district. Permanent directional signs have been ordered to direct visitors to this area, and a parking lot at the KOI will be graded and graveled by the City for additional parking. The City is doing things to encourage development of the old town business district.

**Other Items:**

Mr. Neltner has noticed political signs are already popping up in the city. He also mentioned he recently met the Code Enforcement officer and was impressed with his demeanor. Mr. Neltner suggested inviting him to a future meeting to tell the commissioners what he needs to better help him do his job.

**ADJOURNMENT:**

**MOTION:** Nick Reitman made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 5-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 8:29 p.m.

Attested to and submitted by:

  
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 Karen M. Barto, City Clerk/Treasurer

  
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 Dave Hart, Chair

Dated 9-20-17

Dated 9/19/17