



**PLANNING & ZONING MEETING
Minutes of June 20, 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
 Dan Feldmann

Also Present: Carol Hofstetter, Zoning Admin Jan Johannemann, Asst. City Clerk
 Robert Seitzinger, City Engineer

APPROVAL OF MINUTES: June 6, 2017

MOTION: Sonny Markus made a motion to approve the minutes of June 6, 2017 as submitted, seconded by Ron Johnson. All in favor, the motion passed 5-0-2 with Mr. Feldmann and Mr. Hart abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

1. AT&T, 7109 Alexandria Pike - Site Plan Approval

Mr. Seitzinger stated this is a proposed 2,500 square foot store in the Village Green Shopping Center. The proposed addition is less than one acre so there are no special SD1 requirements for detention or storm water management. 26 new parking spaces will be added, two of which are handicap, and the spaces are larger than what is required in the zoning ordinance.

Christopher Pfeiffer, Pfeiffer Architecture & Development, and Jeff Flaherty, Cardinal Engineering, were present to answer any questions. Mr. Pfeiffer explained there are more parking spaces than necessary for the 2,500 square foot building, predominately to help with access flow because of the way the site is situated in the overall development. There is one catch basin for storm water runoff on the plan. They are hoping to start working on this site sometime this summer.

Mr. Seitzinger said the plan is sufficient because the development is only adding a small section of area. There are already existing storm water management systems within that lot to handle the rest. Everything on the plan meets the P&Z requirements.

MOTION: Dan Feldmann made a motion to approve the AT&T Site Plan at 7109 Alexandria Pike as submitted, seconded by Randy Nehus. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

2. July 4th Meeting

Mr. Hart said the first meeting in July is actually July 4th, so it will be canceled.

OLD BUSINESS:

CT Consultants has been working on the Subdivision Regulations.

Mr. Neltner asked for an update from the last meeting by Ms. McGarr of Let It Go for another sign for her business. Carol said Ms. McGarr is getting drawings together to submit, but has not done so yet.

Mr. Markus asked for an update on the O'Reilly curb issue. This is actually a hole in the ground which existed before O'Reilly began construction. Carol will see if someone can fill it in.

INTERNAL BUSINESS:

Treasurer's Report:

Dan Feldmann presented the Treasurer's Report dated June 20, 2017.

| | | |
|--------------------------|--------------------|---|
| Beginning Balance | \$42,278.45 | |
| Receipts | +425.00 | The Shire @ Arcadia, Final Plat Approval |
| | +500.00 | Kees Development, ID Plat Approval |
| Expenses | <u>-158.25</u> | Ziegler & Schneider, Inv. 199 (Credit of \$78 due to double pmt. of Inv. 197) |
| Ending Balance | \$43,045.20 | |

Mr. Johnson questioned why the \$425 check showed "payable to Campbell County Clerk". It was deposited and credited to the Alexandria Planning & Zoning and on the May bank statement. No one noticed the error. The Clerk's office will follow up to see if it needs to be re-issued.

Mr. Markus had a question about the language in the Kees Development application. On one page it shows "buildable" lot and the other page shows "non-buildable" lot. Carol explained these are two separate pieces of property in the Walnut Park area that were left as green space. Kees is now giving these properties to the adjoining property owners.

MOTION: Ron Johnson 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: Ron Johnson made a motion to accept the Treasurer's Report of June 20, 2017 as submitted, with the condition the City Clerk's office check on the deposit for \$425, seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

Other Items:

Rick Neltner asked if there has been any progress on the opening of the second exit onto Tollgate from Arcadia. Mr. Seitzinger said the plans are being reviewed by the State, and they are working out the final details. Mr. Neltner also wanted to know if there is 50% occupancy in Arcadia yet. Mr. Seitzinger reiterated the Tollgate entrance is in for review and they are looking to move forward with this as soon as there is approval from the State for encroachment onto Tollgate. Then discussion followed on when the new road should be opened based on the number of completed homes, whether or not there were any improvements planned for Tollgate, traffic issues, and the possibility of a traffic light at Tollgate and US27. Mr. Seitzinger said they could bring this up, but it would be up to the State to decide if a light is needed. Carol said State is currently conducting a traffic study at the intersection of US27 and Pat Fanning Way.

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 7:29 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer



Dave Hart, Chair

Dated 7-18-17

Dated 7/18/17