



PLANNING & ZONING MEETING
Minutes of June 6, 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

Absent: Dan Feldmann

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

APPROVAL OF MINUTES: May 16, 2017

MOTION: Sonny Markus made a motion to approve the minutes of May 16, 2017 as submitted, seconded by Ron Johnson. All in favor, the motion passed 5-0-1 with Nick Reitman abstaining.

VISITORS & GUESTS:

1. Mary Beth McGarr, Owner of Let It Go Consignment, 7926 Alexandria Pike: She asked for an additional sign to advertise her business. There is an empty space on the north corner of the property for a permanent sign, making it easier for southbound traffic to see. Many of her customers are from Boone, Kenton, and northern Campbell County. Her two existing signs, as permitted by the City, are on the monument sign at the corner of US27 and Commercial Drive, and above her storefront. Neither of them can be seen when heading southbound until it's almost too late, and she is worried about accidents and losing business. She has talked with the property owner and the sign company and both are ready and willing to propose something, but she needs the City's approval.

Carol pointed out the businesses in that building are only permitted to have two signs according to the Zoning Ordinance, so it would be up to the Commission to decide if this additional sign should be permitted. After some discussion, Mr. Hart advised Ms. McGarr to get her information for the sign, submit it to Carol Hofstetter, and they would see what can be done. She thanked P&Z for their support and thanked the Mayor for attending her grand opening. She is thrilled to be in Alexandria.

2. Mayor Bill Rachford: He was present to answer any questions about the recently signed Executive Order regarding cluster mailboxes. Mr. Neltner thought this should immediately be put into the subdivision requirements. The Mayor explained he had sent the information to everyone involved after his meeting with the postmaster, and then issued the Executive Order at the last council meeting. This meant the City would be in full compliance going forward. There are some existing subdivisions that are not completed, but the post office is taking the position that if there are streets or areas of a subdivision not yet receiving individual service, then as those are occupied, they will have to use cluster mailboxes. Eagle Ridge is about 2/3 completed and those homeowners have individual mailboxes, although that developer had agreed to cluster mailboxes. At this point they have not responded to his attempt to contact them. The post office can refuse to deliver the mail if developers refuse to comply.

Mr. Neltner suggested giving developers a choice of a few styles of cluster mailboxes so they are more uniform and to insure the type installed will last longer. It should also be in the Subdivision Regulations. Mr. Hart said this could be regulated when a developer asks for addresses for the lots. Mr. Brueggemann recommends adding this as a requirement in the updated subdivision regulations going forward. As improvement plans and preliminary plats are submitted, they will be required to show the location of the cluster mailboxes on the plans as one of the "checklist items" the City

Engineer will require. However, before any decision is made, he wants to talk to the City Attorney to confirm from a legal prospective whether that requirement should be in the Zoning Code, Subdivision Regulations, or both.

There was much discussion regarding where these clusters will be placed, the number in each cluster, the placement, and maintenance if no HOA. Mayor Rachford said at this time there was no indication to require existing homes and subdivisions to also have cluster mailboxes. The city is just being compliant with the mandate by the postal service under Postal Regulation 632.

NEW BUSINESS:

1. Acorn Court, Preliminary Plat Application –

Rick Carr, Project Engineer/Owner, explained this is 40 acres from Grandview Road to Acorn Court. All streets on the left side of Brookwood Drive have cul de sacs except for Acorn Court, which dead ends as a 50' right of way and touches the property he owns. All of the utilities are stubbed out at the end of Acorn. He did several studies and plans of this property with different options, and came up with the final plan, which is what is proposed for this Preliminary Plat Application. It has a simple T turnaround with four lots, leaving a remainder of 30 acres for him to build a home at the top of the property with access off Grandview.

He referred to Section 6.3 of the subdivision regulations regarding the natural topography of the land, and Section 7.4 (H) where other turnaround designs can be permitted. His proposed T turnaround that would have a 50' right of way, and an 18' deep turnaround for easier maneuver. (Appendix C-19 calls for a 40' right of way, and a 15' deep turnaround). He is asking for approval of the Preliminary Plat, with four lots: 1 – 1.3 acres; 1 – 3.5 acres; 1 – 4 acres, and 1 1.5 acres.

Mr. Brueggemann stated this Preliminary Plat is for a 40+ acre site proposed to be developed, with 4 lots off Acorn and one remaining lot with frontage off Grandview Road. The concept that is being proposed fits within all of the requirements of the Alexandria Subdivision Regs, with all of the lots being significantly larger than the minimum required in the R1-D zone. The only issue is the technicality that a "court" in the Subdivision Regs cannot provide access to more than 7 lots. Currently, there are 5 lots served by Acorn and the proposed plan will add 4 more, exceeding the minimum. The regulations do give the Commission latitude to allow this and also the T turnaround that is proposed. Mr. Carr said the only place he found the 7-lot requirement was on Table 2 of Section 7.18, which talks about the improvement requirements for the type of street.

Mr. Neltner questioned whether lots 5, 6, 7, which are owned by Mr. Carr and included in the deed, would ever be sold off. Mr. Carr said it is not his intention. Mr. Brueggemann explained those lots are existing platted lots conveyed to Mr. Carr that were platted with the Beiting Subdivision. Mr. Neltner understood the 38 feet would be considered landlocked because it's too small for a street. Mr. Brueggemann explained it is large enough to be considered a panhandled lot, and could be broken into two panhandled contiguous lots. However, it is Mr. Carr's intention to build one large residence on that lot. Mr. Neltner's concern is a separate issue from what Mr. Carr is proposing today.

Mr. Brueggemann pointed out only four lots will be accessing Acorn Court. Mr. Carr explained part of the reason he is proposing the T Turn-around is that he wants fewer and larger lots on Acorn. Also, a cul de sac would require taking out more of the existing large oak trees, moving a fire hydrant, and would be costly.

MOTION: Rick Neltner made a motion to approve the Preliminary Plat Application for Acorn Court Extension, utilizing a T turnaround at the end of the Court, and contingent upon all the comments listed in the CT Consultant letter of May 17th, seconded by Ron Johnson. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

OLD BUSINESS:

Mr. Markus noticed the curb at O'Reilly's from northbound 27 is broken already. Carol will check on this.

Mr. Neltner asked on the progress of getting the grass cut along US 27. Carol explained this requirement is on the list of changes to the Zoning Ordinance. He has noticed some areas now that need to be cut. This is being handled under the nuisance ordinance, and Carol had noticed those areas also. She is in the process of tracking down the right person to contact to get this resolved.

Mr. Hart reported CT Consultants are working on updating the Subdivision Regulations. Mr. Neltner again brought up the centralized box units (cluster mailboxes) and the styles, if they will have a roof, and who would be responsible for maintenance. Mr. Brueggemann said this matter would be up to the commissioners to decide, but he wants input from the City Attorney. Mr. Reitman does think the city should require a certain type of mailbox so the builders don't try to use something that will deteriorate in a couple of years. It should be a well-built structure and should last a long time.

INTERNAL BUSINESS: None

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 8:15 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer



Dave Hart, Chair

Dated 6-21-17

Dated 6/20/17