



ORIGINAL

PLANNING & ZONING MEETING
Minutes of October 3, 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
	Steven Shinkle		

Also Present: Carol Hofstetter, Zoning Administrator Jan Johannemann, Asst. City Clerk
 Wm. T. Rachford, Mayor

APPROVAL OF MINUTES: September 19, 2017

MOTION: Sonny Markus made a motion to approve the minutes of September 19, 2017 as submitted, seconded by Ron Johnson. All in favor, the motion passed 5-0-2 with Mr. Hart and Mr. Neltner abstaining.

Mr. Hart reminded the commissioners to make sure they submit their questions and comments regarding the Subdivision Regulation updates in writing to Carol Hofstetter prior to the October 17th meeting.

VISITORS & GUESTS:

Mr. Hart asked anyone wishing to speak to state their name, address, and to limit comments to three minutes or less.

- 1. Dennis Wagner, 60 S. Jefferson** – He asked if the land had already been sold. Has there been an environmental study as there is a retention lake? Will someone from the city look out for the citizens? Mr. Wagner likes the area and believes this would lower property values.

Mr. Hart did not know for certain if the land was sold. The developers were in the preliminary stage and trying to get community leaders to concur that this would be a good thing. Then they will look for financing based on the input. There have been no submittals other than the concept drawings. When the original submittal is turned in, the entire package goes to the city engineers to review, then they will then communicate with the applicant to make any changes. However, there has been no submittal yet. Every commissioner is an Alexandria resident, and they all want what's best for the community.

- 2. Greg Smorey, 90 S. Jefferson** – He will defer to speak until later, but agrees with Mr. Wagner.
- 3. Matt Heister, 9 Blue Rock Ct.** – He would like some better answers than what he heard last night. What is in it for Alexandria citizens other than the traffic problems? Mr. Hart thinks the Marian Group would say that everyone is deserving of housing, but this is something that has to be looked at carefully. Mr. Heister asked what can anyone do to shut this thing down? Mr. Hart believes citizens can express their concerns about the development and area, like they are doing now, which will be something the elected officials and boards and commissions have to take into consideration.
- 4. Betty Estep, 8498 E. Main St.** – She asked if this development will be going up elsewhere in Campbell County if it does not happen in the Old Town District? Mr. Hart did not think the developers would share with the city if they had other sites in consideration. Ms. Estep

asked if the zoning could be changed in the Old Town District to where apartment complexes are not permitted and to protect that area? Mr. Hart doesn't think a zoning change would accomplish what she is looking for.

5. **Katie Verst, 734 Gilbert Ridge** – There was mention at last night's meeting about 700 apartments already in Alexandria. Is there was a way to find out how many of those are vacant? Mr. Hart did not have an answer and thought the apartment owners would be more able to have that number or percentage. Ms. Verst thinks this is something the city should know before adding more apartments.
6. **Joe Verst, 734 Gilbert Ridge** – He asked if the city could still deny them if they meet the current zoning and all the regulations, environmental studies, etc. Mr. Hart could not answer because the process had not begun for P&Z. The developers would have to first get the financing to purchase the property, then they would come to P&Z with permits and development information. P&Z would look at what they were trying to do, and have the engineers review it. The concept that was shown is not necessarily the same as what they will ask for. Mr. Verst asked about the Mayor's comment on signing something at last night's meeting. Mr. Hart explained the Mayor's signature would only be saying the City gives their blessing to the development to aid in their financing.
7. **Deanna Thomas, 11 Stonegate Dr.** – She feels this is a done deal after listening to the developer speak last night. She asked P&Z to look closely at the type of traffic study that will be done because from what she's read, there are different types of traffic studies and it depends on whether the car count is done during peak times. She feels the development in this particular location is a terrible thing to do. It's not conducive to grocery stores, etc. If this goes forward, she would like regulations on the style of buildings and lights to protect the neighbors. Mr. Hart explained the traffic studies are done by the State, and the site plan would have to be approved as a whole for the development to go forward. Carol Hofstetter added there are regulations in the Old Town Zone. Ms. Thomas thought the developer should have had a better idea on how the community felt about the project before spending a dime. She asked if there are regulations about the number of people living in a home, and whether relatives or friends could move in after the lease is signed. Mr. Hart could not answer that on a city level and thinks it's probably up to the property manager.

Mr. Neltner feels Alexandria is lucky that we have our own planning & zoning, otherwise it would be overseen by Northern Kentucky Planning & Zoning, staffed by people who do not live in the city. Just as what happened with Arcadia, P&Z is going to look at surrounding areas and what it's going affect. Our city attorney and engineers are very good, so please take it to heart that the traffic issue will be looked at very closely.

8. **Paul Combs, 71 S. Jefferson** – If this is lower income apartments, people are not going to have jobs and will stay at home, expecting taxpayers to pay their rent. Also, the schools are overcrowded now. He thinks P&Z can put a stop to this if they try.
9. **Steve Ruschman, 3651 Meadowview Dr./84 S. Jefferson** – If he had known about this development, he would not have bought the lot and built a house on Jefferson. He is concerned about the traffic. Also, the development shows an address as 6 S. Jefferson and there is not enough room for an alternative route. He has a granddaughter who will be walking from St. Mary School to his house and is worried about safety. He agrees with Mr. Combs that the development needs to be stopped. He heard there are tombstones on that property which is a problem. Also, run-off water will cause problems to his property.
10. **Chris Doyle, 149 S. Jefferson** – He agrees with what the others have stated.

11. Mary Etingher, 8283 E. Main St. – She agrees with everything that has been said. She has not heard that this company wants to incorporate any type of business in this area. All they want to do is detract from what others are trying to accomplish by bringing their property values up and businesses that are starting to flourish. She doesn't think this is the proper place for an apartment complex because of traffic and accidents.

12. Greg Smorey, 90 S. Jefferson – He agrees with everything that's been said. He moved from Amelia because of the exact same scenario as what will happen here if this project goes through. His lot has a drainage culvert that goes from the upper pond to the lower pond and if water detention from the proposed development is not drained properly, it will cause erosion. The entire land will probably be stripped unless there are zoning regulations stating otherwise. What can P&Z do, if anything, and are their voices being heard? He thinks legally there is very little chance the development can be stopped if they've meet all the zoning requirements. Mr. Hart said P&Z has to follow KRS statutes, and will follow legal and engineering advice. The first step is the site plan – whether or not the site fits what P&Z thinks should be going on. Mr. Smorey questioned why the state would be doing the traffic study for a private developer. Do homeowners/private citizens have the ability to obtain their own traffic study? Mr. Hart did not know if this is possible or whether it would make a difference.

Mr. Neltner reiterated since P&Z is made up of Alexandria citizens, they do not want anything bad to happen to Alexandria. He has lived here all his life and thinks the citizens will be happy with what the board and the mayor does for them.

Mr. Hart assured everyone that they were not talking to deaf ears. Mr. Markus asked them to give P&Z a chance and wait until the developers come before the commission.

Mr. Smorey asked how to get an agenda, and to know when the next meeting is scheduled in order to be better informed. Mr. Hart explained P&Z meetings are held on the first and third Tuesdays. The agenda is posted on the website, and anyone could call the city building to get a copy of the agenda.

Mayor Rachford explained he met with the Marian Group on August 1st, then asked them to come to the next scheduled city council meeting on September 7th to make a presentation. After that, he decided to have the Town Hall Meeting. They approached the City with this specific site in mind, and at that first meeting, the city did bring up the traffic issue for this site. He plans to call the Kentucky Housing Authority next week to see if they submitted their application. He also explained this group approached the city a couple of years ago. He sent a letter after that first meeting with a list of obstacles, and when they came back this August they had addressed all of those points.

13. Dan Seibert, E. Main St. – It seems to him that a 48-unit apartment complex is under-developed for that property. He thinks once this part is done and filled up, they will come back for more because the property can physically hold more buildings. Mayor Rachford pointed out the Marian Group representative did say it was a single development at the Town Hall Meeting. Making this a single development could be one of the conditions P&Z could ask for when they come before the Commission.

Mr. Smorey agreed with Mr. Seibert, adding that after their 15-year lease, they could possibly expand. That property is such a difficult property with the runoff and access. He asked if there was a way for someone else to purchase that property. Could that property be split, have someone buy the front part of the property so it could not be developed? Mr. Hart stated it would be up to the owner. Mr. Smorey suggested the city contact the owner to see if anything can be done.

14. **Alan Polatka, 150 S. Jefferson** – The PVA shows the property at 6 S. Jefferson is zoned residential. Could a multi-family building be built on that site? Carol Hofstetter stated the PVA does not show the City zoning, which is B-1 (Old Town), and multi-family structures are permitted.

15. **Tim Carver, 11 Stillwater Dr.** – His future son-in-law was looking to purchase a home on S. Jefferson, but this has thwarted their plans. Is there a way to reach out to the property owner to convince him to change the zoning of that property? Mr. Hart didn't see any reason why individuals couldn't do this.

Mr. Smorey asked about eminent domain and proposing a public improvement.

Mr. Seibert sees this development is a business that is not wanted, funded by federal money that is not ours. They might run the business for 15 years, get the income from it, with profits going to Jefferson County, and then cash out. It will fall on someone else's hands and Alexandria will be tarnished.

Mr. Hart thanked everyone for sharing their opinions.

NEW BUSINESS:

MOTION: Rick Neltner made a motion to revisit the Old Town zoning requirements and specifications, and to have Mr. Duncan oversee this process. The motion was seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

Mr. Hart explained this isn't going to solve anything right now, but it will allow the commission to see what might be possible.

OLD BUSINESS:

Mr. Hart again reminded the commissioners that CT Consulting will be present at the next meeting and to submit questions or comments in writing to Carol Hofstetter before 10/17.

INTERNAL BUSINESS: None

ADJOURNMENT:

MOTION: Nick Reitman made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 6-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 8:20 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer



Dave Hart, Chair

Dated 10/18/17

Dated 10/17/17