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
           Randy Nehus          Steven Shinkle

Absent:    Tom Wheeler

Also Present: Ramona Williams, Asst. City Clerk
             Robert Seitzinger, Engineer
             Carol Hofstetter, Zoning Administrator
             William T Rachford Jr, Mayor

APPROVAL OF MINUTES: November 30, 2018

MOTION: Steven Shinkle made a motion to approve the minutes of November 20, 2018; seconded by Sonny Markus. All in favor, the motion passed 4-0-0 with Mr. Hart abstaining.

VISITORS AND GUESTS: None

NEW BUSINESS:

Gold Star Site Plan Approval 8031 Alexandria Pike:
Jeremy Hildebrand and Tom LiCalzi were both in attendance representing Gold Star. Mr. Hildebrand said they had nothing new that had not already been submitted in the site plan application to the Commission.

Robert Seitzinger, City Engineer, stated the development plan is for a new location for Gold Star at 8031 Alexandria Pike, which is already designated as Highway Commercial, and this is a permitted use in that zone. The existing site has a building that will be demolished and new one built. There will also be improvements made to the parking lot to include 48 spaces, 3 of which will be handicapped. More than is required. They will also be providing 3 spots for trailer parking in the rear, so a camper would not take away spaces provided for regular parking. Mr. Seitzinger further explained that since this was on a state highway, KYTC required one entrance and one exit and Gold Star has met all KYTC requests. They are under the regulations for SD1 with the one-acre disturbed, half acre impervious area, and there are no additional requirements for storm water as they are improving the area with landscaping and grass areas being provided. Mr. Seitzinger concluded his comments.

Mr. Hart then noted there was a letter from Fire Chief Pohlman that he had reviewed the plans submitted and is in approval. Mr. Hildebrand stated the proposed demolition would begin when all the utilities had been disconnected and removed. New construction will not begin until the weather improves which may be sometime in March with an anticipated 4-month completion date.

Mr. Hart then inquired about the sign as was depicted in the picture submitted, being a monument sign. Mr. Hildebrand said they would be replacing the existing sign instead of construction of a new one as the pylon sign is more visible from US 27. The picture is one of a total build from the ground up and was a former Burger King store with the monument type sign already existing.

MOTION: Sonny Markus made a motion to approve the Gold Star site plan application as submitted; seconded by Randy Nehus. All in favor the motion passed 4-0-0 with Chair Dave Hart abstaining.

Set Date for Public Hearing for Subdivision Regulations:
There was discussion as to when to schedule the public hearing for the sub division regulations. The consensus was to wait until the first meeting in January.
MOTION: Steven Shinkle made a motion to set the date for a public hearing on the subdivision regulations for January 15, 2019; Sonny Markus second. All in favor the motion passed 4-0-0 with Mr. Hart abstaining.

Mayor Rachford asked whether sewer issues were being addressed in the new subdivision regulations that would prevent another situation currently existing with sewer access on property between Arcadia and 27. Mr. Hart felt that going forward, yes, those situations would be addressed to prevent or avoid the same issues from happening. Unfortunately, there is nothing that can remedy the existing issues. Potential buyers, Drees, and Fischer would need to negotiate.

OLD BUSINESS

Sign Ordinance Changes:
Discussion took place on signs that are being replaced instead of refurbished. It is the desire of the Commission to have all monument type signs along US 27. In the case of Gold Star, they are keeping the pole and replacing the face. City Attorney Mike Duncan will be consulted for the proper language to write into the ordinance about refurbishing the old signs or encouraging monument type signs. Also discussed was how to maintain and update signs in complexes such as Village Green when businesses leave the complex.

INTERNAL BUSINESS

Other: Mayor Rachford addressed the Commission by thanking them for their diligence and conscientiousness in which they go about their duties as a board. He felt they worked well together for the benefit of the City and was happy to have been able to work with them.

ADJOURNMENT

MOTION: Steven Shinkle made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed with a 4-0-0 vote, Mr. Hart abstaining. Meeting adjourned at 7:30 p.m.

Attested to and submitted by:

Jan Johannemann, City Clerk

Dave Hart, Chair

Dated 12/19/18

Dated 12/18/18