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  Randy Nehus
  Steven Shinkle  Rick Neltner  Nick Reitman
Absent:  Jan Johannemann, Asst. City Clerk  Carol Hofstetter, Zoning Admin
  Robert Seitzinger, City Engineer

PUBLIC HEARING: To hear and gather evidence and public comment regarding the application of KAR Properties LLC to rezone the property located at 7528 Alexandria Pike from its current zoning of R-RE (Rural Real Estate & Agricultural) to HC (Highway Commercial).

Chairman Hart opened the Public Hearing at 7:02 p.m. He explained this application is for rezoning .339 acres at 7528 Alexandria Pike from Rural Residential Estate (R-RE) to Highway Commercial (HC). This also includes any variances that are necessary in order to build this parking lot.

Mr. Seitzinger explained the applicant has satisfied all comments from CT Consultants letter dated April 4th. This is for rezoning of property from residential to highway commercial. It is consistent with the Alexandria Comprehensive Plan. The applicant also requested a variance to the buffer zone on the side that abuts a residential zoned property. Section 4.18(F)(5) requires a 10-foot buffer and the applicant is requesting a variance to 5 feet. In his opinion, this is a fair request.

Richard Carr, Project Engineer – The applicants, Sue and Brian Neal own the State Farm business next door. They purchased the property immediately to the north of their business at 7528 Alexandria Pike, and have requested the rezoning to add 11 more parking spots for their growing business. They are also asking for a variance along the north property line from a 10-ft. setback to a 5-ft. setback. Mr. Carr believes sometime in the future, the residential property next to this lot will also be rezoned highway commercial. He doesn’t believe it is inappropriate to request this variance along with the zone change.

Mr. Nehus asked if the existing curb cut will be used. Mr. Carr said there will be a one-way entrance by the existing office, and a one-way exit by the new parking lot. The lot will have angled parking, and there is a small “Do Not Enter” sign indicated on the plans for exit.

Mr. Seitzinger stated 6 spaces are required for this business per zoning requirements, which exist on the original State Farm property. All 11 new spaces are additional spaces.

Hearing no further evidence, Mr. Hart declared the Public Hearing closed at 7:10 p.m.

APPROVAL OF MINUTES – April 17, 2018

MOTION: Steve Shinkle made a motion to approve the minutes of April 17, 2018, seconded by Randy Nehus. All in favor, the motion passed 4-0-0.

VISITORS & GUESTS - None

NEW BUSINESS
1. **Heineke Veterinary, 5 Orlando Dr., Request for approval of Improvement Plan** – Dan Reigler of Reigler Blacktop is the Project Engineer. The plans were submitted in accordance with the Site Plan approval and are the actual construction drawings with all details and grading necessary for the final construction of the project.

Mr. Seitzinger stated this did go before the Board of Adjustments for a variance to the side yard setback, as this property fronts two streets (Alexandria Pike and Orlando Drive). They had asked for the variance off Orlando which was approved by the Board of Adjustments in order to maintain the existing setback line of the existing building. All engineering requirements of the Improvement Plan Application have been met by the applicant.

**MOTION:** Sonny Markus made a motion to approve the Improvement Plan for Heineke Veterinary, 5 Orlando Drive as submitted, seconded by Randy Nehus. All in favor, the motion passed 4-0-0.

2. **Acorn Glen Subdivision, Richard Carr, Request for approval of Final Plat** – Mr. Nehus asked why T-turnaround is not shown on the Final Plat. Mr. Seitzinger explained the Final Plat only shows the right-of-way and no actual roadway. There is still a T-turnaround, but the right-of-way extends beyond it. Sidewalks are on one side of the street, and on the T-turnaround. The Final Plat establishes the property boundaries. Letters of approval were obtained from SD1 and NKWD.

**MOTION:** Sonny Markus made a motion to approve the Final Plat for Acorn Glen Subdivision as submitted. All in favor, the motion passed 4-0-0.

3. **Kar Properties LLC, Request for rezoning 7528 Alexandria Pike from R-RE to HC** – Mr. Hart asked the Commissioners if they were ready to make a decision on the rezoning of this property.

**MOTION:** Sonny Markus made a motion to recommend to City Council approval of the KAR Properties LLC Application for Rezoning the property at 7528 Alexandria Pike from Rural Real Estate & Agricultural (R-RE) to Highway Commercial (HC), and that this rezoning is consistent with the Comprehensive Plan, the existing classification given to the property is inappropriate, and there have been major changes of an economic, physical or social nature within the area that was not anticipated outside the Comprehensive Plan. Also, included in Mr. Markus’ motion is acceptance of the request of the applicant for the 5-foot variance. The motion was seconded by Randy Nehus. All in favor, the motion passed 4-0-0.

**OLD BUSINESS** - None

**INTERNAL BUSINESS** - None

**ADJOURNMENT:**

**MOTION:** Steve Shinkle made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 4-0-0 vote. Meeting adjourned at 7:31 p.m.

Attested to and submitted by:

[Signature]

Karen M. Barto, City Clerk/Treasurer

Dated 5-16-2018

[Signature]

Dave Hart, Chair

Dated 5/15/2018