



PLANNING & ZONING MEETING Minutes of February 5, 2019

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
	Tom Wheeler	Nick Reitman	Randy Nehus
Absent:	Steven Shinkle		

Also Present:	Stephanie Tarter, Admin. Clerk	Carol Hofstetter, Zoning Administrator
	Robert Seitzinger, City Engineer	Andy Schabell, Mayor
	Jan Johannemann, City Clerk	Mike Duncan, City Attorney

PUBLIC HEARING: To hear and gather evidence and public comment regarding text amendments to the City of Alexandria Subdivision Regulations.

Chairman Hart opened the Public Hearing at 7:02 p.m. Mr. Duncan stated the P & Z Commission has been working on updating Subdivision Regulations. This is done every so often to make sure that the Subdivision Regulations carry out the Comprehensive Plan and the law. The amendments and the adoption of those amendments is entirely up to the discretion of the members of Planning & Zoning.

Mr. Duncan stated that all legal requirements were met to hold this public hearing. Mrs. Hofstetter is happy with everything that was added and updated by CT Consultants. Chairman Hart commented that this has been a two-year process.

Mr. Seitzinger presented the changes, article by article, and gave a summary of each. Articles 1 through 5 included minor changes and additions. Major changes to the Subdivision Regulations started in Article 6, which included design standards for the layout of subdivisions, regulations on naming streets and house numbers and replacing current language with something similar to the Kenton County regulations for consistency across Northern Kentucky. A section was added that allows developers to install decorative sign posts, but if one is damaged, either the developer can pay to replace it, or the City will replace it with a standard post. A section was added to address the cluster mailbox units for new developments that is now required by the Post Office. This section includes when information must be submitted for design review and standards. Also added was a section on traffic calming, which is an issue in some of the residential areas of Alexandria. Developers are now required to include traffic calming techniques in their design.

Article 7, Stormwater Management & Design, was updated because the language was prior to SD1 taking on the management of stormwater for the City. Language was modified to include lot grading and inlet placements, but calls out SD1 as the guide for stormwater management regulations. Sanitary sewer system also included an added section about sewer extensions to ensure that access is available to all properties. If a property adjacent to a development property does not have access to sanitary sewer, then easements must be granted to allow for improvements to the adjacent property. The section on water utilities calls out Northern Kentucky Water District as the guide for requirements and the same easements will be required for water utilities as are required for sanitary sewer for all future utility connections.

The sections on streets, curbs, and sidewalks were updated and consolidated into one section. A section was added to include alternative pedestrian walkways. A section was also added to include ADA compliance for curb ramps. Other updates included parking, cul-de-sac requirements, and tables.

Appendix A was changed to include all pavement design for both concrete and asphalt. Design standards are the same as the ones developed for Kenton County. CT Consultants, Cardinal Engineering, along with some developers for Kenton County worked on these regulations.

The City requires a stone base and thicker pavement which differs from Kenton County regulations. Mr. Hart pointed out that these regulations are already being required of all new subdivisions, including Arcadia, but these changes will bring the policy up to date.

Some sections were removed due to SD1 and Northern Kentucky Water District handling respective utilities. Some appendixes were moved around and other information was updated and adjusted to reflect what Alexandria was already requiring in newly developed subdivisions.

Mr. Reitman pointed out that Kenton County was referenced multiple times and wondered if that was to keep things standardized. Mr. Seitzinger affirmed they want to have a standardized requirement throughout Northern Kentucky so that contractors know what to expect no matter where they are doing work. Mr. Hart pointed out Alexandria is a little more stringent than other areas in Northern Kentucky.

Mr. Duncan was very pleased with the updates and the language used to ensure easements for utilities in the future.

Hearing no further evidence, Mr. Hart declared the Public Hearing closed at 7:31 p.m.

MOTION: Mr. Markus made a motion to accept the text amendments to the City of Alexandria Subdivision Regulations, seconded by Mr. Johnson. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

APPROVAL OF MINUTES – January 15, 2019

MOTION: Nick Reitman made a motion to approve the minutes of January 15, 2019, seconded by Sonny Markus. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

VISITORS AND GUESTS

Mayor Andy Schabell – The Mayor wanted to thank the Commission for all of their hard work and hours. He has watched every P&Z meeting since being elected to keep up with what is happening, and plans to attend the meetings.

NEW BUSINESS – None

UNFINISHED BUSINESS

Sign Ordinance Changes: Mr. Duncan asked how far along the Commission was in the process and Mr. Hart said they are close to polishing them up. Mr. Duncan will take a look at them once they are ready.


INTERNAL BUSINESS

Council: Mayor Schabell announced a council member is resigning due to moving outside of the city limits. Council will discuss the next steps at this Thursday's meeting. It will be up to Council on how to proceed and who to appoint. Also, Assistant City Clerk Ramona Williams has taken the City Clerk's position in Falmouth. The City will be hiring someone to fill that position and there will be an ad in the paper this week. The City has a new Police Chief, Lucas Cooper, and two new police officers have been hired.

ADJOURNMENT

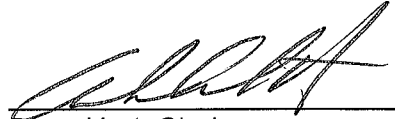
MOTION: Nick Reitman made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed with a 5-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:38 p.m.

Attested to and submitted by:



Jan Johannemann, City Clerk

Dated 2/19/19_____



Dave Hart, Chair

Dated 2/19/2019_____