

ORIGINAL



PLANNING & ZONING MEETING Minutes of May 7, 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 Randy Nehus
Absent: Nick Reitman Steven Shinkle

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

APPROVAL OF MINUTES – April 16, 2019

MOTION: Sonny Markus made a motion to approve the minutes of April 16, 2019, seconded by Tom Wheeler. All in favor, the motion passed 4-0-1, Mr. Hart abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS

Arcadia Phase I Improvement Plat -

Matt Mains, Drees Company: Drees is asking for a waiver for one lot at the end of the cul-de-sac because the requirements for a flag lot says that it has to meet a minimum of 150 feet for the panhandle and this would only be 105 feet. Drees believes that the lot fits better the way that it is rather than trying to extend the driveway to fit the lot and is more consistent with the other lots. Other lots in earlier phases were set up this way on the preliminary plat, this lot was not set up this way on the preliminary plat which is why they are requesting the waiver. As it sits up on the hill, if they were to push it back further, they would have more grading problems and the grading falls away from the house to the next lots. Mr. Seitzinger commented that in this section, Drees did change the lots from the preliminary plat from 65 feet wide to 80 feet wide because those seem to be selling better. The preliminary plat showed 37 lots to now only 30 lots and because of the width change it created this unique flag lot. Because it is different from what was on the approved PUD, Mr. Seitzinger cannot approve anything until the commission approves the waiver. Mr. Hart believes the larger lots is an improvement to the area as it won't be as congested. By allowing the shorter flag lot it doesn't seem to hurt the surrounding lots.

MOTION: Tom Wheeler made a motion to approve the waiver as requested for lot 301, seconded by Randy Nehus. All in favor, the motion passed 4-0-1, Mr. Hart abstaining.

Mr. Johnson asked how close Drees was to finishing the back entrance to Arcadia off of Tollgate Rd. Mr. Mains believes that it should be a month or so, but they are waiting on a few things from Duke. He was also curious as to the number of completed units there are and Ms. Hofstetter will gather those figures. Lots are selling very well and they are moving forward with the other phases.

UNFINISHED BUSINESS

Zoning: Ms. Hofstetter handed out some information from another city containing their zones and permitted uses. This will help in their discussion of changing the cities blanket highway commercial zone with several permitted uses.

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A comment was made about Hanson Transportation finally breaking ground. They have submitted their building permit and moving forward.

INTERNAL BUSINESS

City Council Report: Council didn't take any action on Viewpoint, because they didn't have to, but it did spur on conversation about making regulated zones. The current set up is that from the north end to the south end, there is one blanket highway commercial zone for all commercial properties. Majority of council seemed on board with limiting uses to certain areas, but this would require someone to look at each property in Alexandria and decide what that zone that should be. Unsure at the time, who would take that on, whether it be Planning & Zoning, Council or a special committee. There was some back and forth about the commission already having this conversation and when that conversation has been taking place. Ms. Hofstetter offered clarification in that council is asking to change the zones of what is already existing and making specific zones. This will be a huge undertaking but will be worth it as the city plans for the future. It was asked how this change would affect existing businesses and it would not affect them as they would be grandfathered in, but someone couldn't build new of a particular permitted use after it was removed. There was discussion on whether you could limit the number of a particular permitted use, and the answer was no. The discussion continued about how rezoning areas would prevent the city from running into the same situation of having too many of one type in close proximity of each other. Mr. Nehus doesn't believe the city should monitor how many of a particular business comes into the city. Ultimately, what the Mayor would like to see, is to have designated areas for office buildings and sit down restaurants as that brings in more revenue for the city and more jobs and if areas are rezoned, it will make properties more valuable potential developers because they know what sort of businesses could potentially surround them.

Mr. Seitzinger gave a brief overview of the comprehensive plan and the land use map explaining that the entire US 27 corridor is planned to be highway commercial, and now is the time to make adjustments to that. Mr. Hart mentioned the commission has had this conversation before in regards to other types of business like car lots and gas stations and they should look to fine tune the corridor.


Mayor Schabell made a comment, there are times the commission has to issue variances; but encouraged the commission that just because things have been done in the past, does not mean they have to do it in the future. He agreed that each lot is different and each lot needs to be reviewed individually. If we make the zones a little tight the city can always go back and make a conditional use later.

Other: Updated zoning maps are being printed and should be finished by the end of the week. They can also accessed online.

ADJOURNMENT

MOTION: Randy Nehus made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 4-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:33 p.m.

Attested to and submitted by:


Jan Johannemann, City Clerk


Dave Hart, Chair

Dated 5/28/19

Dated 5/21/2019