



PLANNING & ZONING MEETING Minutes of August 20, 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 Ron Johnson Tom Wheeler
 Nick Reitman Randy Nehus Steven Shinkle

Absent: Sonny Markus

Also Present: Stephanie Tarter, Admin. Clerk Carol Hofstetter, Zoning Administrator
 Keith Hammann, Fire Department Andy Schabell, Mayor

APPROVAL OF MINUTES – August 6, 2019

MOTION: Nick Reitman made a motion to approve the minutes of August 6, 2019, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

VISITORS AND GUESTS

Bill Jolley, 228 Main St, Falmouth, KY: Mr. Jolley inquired about the probability of getting a rezone to have a pawn broker license within the city limits of Alexandria and what steps he would need to take to accomplish that. Mr. Hart was unsure of what he would need to do for the license but within the city the only place you can have a pawn shop is in the Industrial zone; no land is currently zoned industrial within the city limits. The city does not exclude them, there is simply no where to put them. There was a question about the former shop that took over the old America Stop gas station. There was discussion on whether or not that particular shop was in fact a pawn shop. The owners of the shop tried to open a pawn shop, but they were only allowed to buy and sell gold. Mr. Jolley asked about what future steps he should take. It was explained, now that a request has been made to the commission, they will discuss the matter further. Mr. Jolley stated that everything is contingent on him finding an affordable space within the city limits and that might not happen, but he is looking at the space where the previous gold coin shop was. Mayor Schabell said that he could come before the board and request a zone change and that process typically takes about 6 months.

Mr. Reitman asked why pawn shops were placed in the industrial zone and not commercial zone. It was explained the city did not want pawn shops placed within the commercial zone and ending up in shopping centers.

NEW BUSINESS

Comprehensive Plan: Mr. Reitman provided questions to kick start the conversation about the questionnaire and Mr. Hart provided a possible vision statement that he would like the commission to review.

The commission started in on the questionnaire to determine the best questions to ask the business owners and residents. They want the questions to have a range of answers so people can rank them from most important to least important. Mr. Reitman read through the list of questions he sent in. (See attached.) It was suggested to keep the questions centered around "what is important to you," and not go beyond that. A possible ranking could be not important, somewhat important, very important and then give them an opportunity, at the end, to give suggestions or thoughts that are not covered in the questions.

ORIGINAL

This survey is to help aid in the update of the comprehensive plan and involve current business owners and get their ideas of what the city should look like in 20 years. Mr. Wheeler asked who "them" was referring to and it was explained that it would include both business owners and residents within the city. He pointed out that the questions cover the business owners but not the residents. There was discussion of what has been done in the past, who to include for the current survey and ensuring that whatever is done, it is not cumbersome to filter through the results. Well formed questions will allow the commission to hear from everyone and collect the needed information.

There was discussion on how to get the survey out to the public. Some wanted to hand delivery paper surveys, while others wanted an online, electronic version. Some wanted the survey to be no more than 20 questions, while others wanted to keep it to 10 questions. All questions need to be either multiple choice or yes/no, to make it easier to tally up the responses.

There was some discussion about what Bellevue has done with their area to build it up and to talk with them. The areas are not the same, so what worked for them might not work for Alexandria. It was pointed out Bellevue had to make a concerned effort to revitalize the area. If Alexandria wants to grow, we need to look at what other cities are doing and hone that to fit our area.

Mr. Reitman stated that changing the comprehensive plan is a very important time for the city as the population has grown and we need to have things to support the population and to have things for them to do. It was asked if council wanted to add a question or two to the survey, but it was decided to keep the questions geared toward the comprehensive plan.

There was some discussion about including Old Town district in the questionnaire. Some wanted the question to be included and others asked what good the answers would be when the property owners are not interested in updating or working with the city. The commission decided not to include a question about Old Town.

The commission discussed, at length, different possible questions, the possible answers and the order in which the questions should fall. At the conclusion, the working questionnaire is as follows:

1. What was the most important thing that brought you to Alexandria?

For Residents

- a. Schools
- b. Business opportunities
- c. Less crime
- d. Housing
- e. Old Town
- f. Fair Grounds
- g. Job
- h. Family
- i. Lower taxes
- j. Community/County Feel

For Business owners

- a. Lower taxes
- b. Lack of competition
- c. Lack of Gross receipts tax (before it was enacted)
- d. Tax incentives

2. How long have you been in Alexandria?

- a. 0-5 years
- b. 5-10 years
- c. 10-20 years
- d. 20+ years

- e. Born here
- 3. Are you a business owner within the city?
 - a. Yes (if yes, skip to question #4)
 - b. No (if no, skip to question #6)
- 4. Have you benefited from the recent residential growth?
 - a. Yes
 - b. No
- 5. What would benefit you as a business owner?
 - a. SD1 expansion
 - b. More retail spaces
- 6. What is your vision of future growth?
 - a. Stays the same
 - b. Growing
 - c. Declining
- 7. What does Alexandria look like in 20 years?
 - a. The same
 - b. Retail
 - c. More parks
 - d. Restaurants
 - e. Community facilities
 - f. Residential
 - g. Multi-family
 - h. Green space
 - i. All of the above

UNFINISHED BUSINESS

Zoning & Sign Ordinance Change: The goal is to have a public hearing on October 15 for the final zoning ordinance changes. Mr. Hart stated the commission had until the next meeting to speak up about any additional changes or corrections to current proposed changes. It was asked if self-storage was going to be added to multi-family as a permitted use because it was not on the list. There was some discussion about the Bridge Community Church and the fact they have indoor storage at their facility. Ms. Hofstetter told the commission the list she provided needs to be checked and rechecked by them to ensure that it includes all of the changes that have talked about. She told them she wants to make sure that nothing has been missed. September 3 is when all final adjustments need to be made. Mr. Duncan will also be at that meeting to go over the sign changes with the commission. Mr. Reitman asked if it has ever been considered moving permitted uses like indoor shooting range, auction houses and pawn shops, to the highway commercial zone to allow them somewhere in the city. These uses are specialized and need a specialized zone to keep them away from the residential areas. The question of mobile signs was brought up and they are allowed, but only as a temporary sign. It was pointed out there is one along 27 that has been there for years, but because it is private property and they are not advertising a business, there is nothing the city can do.

INTERNAL BUSINESS

Treasurer Report: Randy Nehus presented the Treasurer's Report for August 20, 2019.
Beginning Balance \$10,043.84

Receipts	+425.00	Final Plat, The Shire at Arcadia Condominium
	+250.00	ID Plat, 1800 Grandview Rd
	+250.00	ID Plat, 1800 Grandview Rd
	+432.00	Replat Lot 122, Arcadia Highlands Section 4
Expenses	- 1,089.50	Ziegler & Schneider Inv. #224
	-610.50	CT Consultants Inv. #190283-6

ORIGINAL

Ending Balance \$9,703.84

MOTION: Steven Shinkle made a motion to pay invoices as presented, seconded by Nick Reitman. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

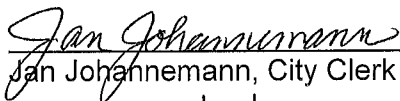
MOTION: Nick Reitman made a motion to accept the Treasurer's Report dated August 20, 2019, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

City Council Report: Mayor Schabell informed the commission that the city has a subscription to SurveyMonkey, an online survey engine, that allows you to post out on Facebook or on the website as well as email to people. If the commission wants to send out a paper copy, they could include the survey with the tax bills when they go out in September. He informed the commission that the Business Retention and Development committee has met with the lady in-charge of zoning in Bellevue and have received some great ideas for rebranding. Some of the work that Councilman Sparks and the BR&D committee are doing overlaps with what the commission is doing with the comprehensive plan and the Mayor will keep them informed on what is taking place. There is talk of a new website that will include some of the items that have been mentioned by the commission. Mayor Schabell stressed that even through there are residents that do not have Facebook, the reach of Facebook is large. During a recent post about Roger Windgasson day, that reached about 12,900 people. He also informed them that Campbell County Media has offered to help make videos that can be posted online and would run on TV as well.


ADJOURNMENT

MOTION: Steven Shinkle made a motion to adjourn, seconded by Nick Reitman. All in favor, the motion passed with a 5-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 8:32 p.m.

Attested to and submitted by:


Jan Johannemann, City Clerk

Dated: 8/4/19


Dave Hart, Chair

Dated: 9/3/2019