



PLANNING & ZONING MEETING Minutes of August 6, 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 Steven Shinkle Ron Johnson
 Randy Nehus Nick Reitman Sonny Markus
 Tom Wheeler

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

APPROVAL OF MINUTES – July 16, 2019

MOTION: Sonny Markus made a motion to approve the minutes of July 16, 2019, seconded by Steven Shinkle. All in favor, the motion passed 5-0-2, Dave Hart and Nick Reitman abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS

Comprehensive Plan: The commission spent some time discussing the vision statement at the beginning of the Comprehensive Plan. It is good and well directed but may need to be restated and polished up. The question of whether the city has a lot of historical past left, was brought up. There is some up town in the Old Town district, but not much else. Mr. Wheeler asked if the reason there is not much left is because “preserving its historical past” was not part of the vision statement before. There is a lot of history in the city and it should be preserved. While there is a lot of history in the city, there are not a lot of historical buildings. The vision statement could simply focus on Old Town district.

Mayor Schabell gave input to the conversation on behalf of council and informed the commission that it was suggested at a council meeting to have a Comprehensive Plan working group to assist Planning and Zoning. This group could be made up of members from various boards, council, a state highway representative, a construction worker, local business owners, etc to add to the conversation. If there are not objections, council will move forward with the working group. Mayor Schabell encouraged the commissioners to come to the meetings with thoughts and ideas to move the process along faster. It was asked how the working group would work in conjunction with Planning & Zoning and their meetings. The meetings would be separate but there would be updates given, maybe during internal business on the agenda. There would be communication between both groups to keep everyone informed, but the exact execution of that has not been worked out.

The question was asked why there was no longer a council representative at the P & Z meetings. It was explained it was not legal to have that take place as they are two separate entities and one can not influence the other.

Mr. Wheeler asked for a time table from Mr. Hart since he has been doing this for a while. Mr. Hart explained that it will take until the end of the year and there are consultants that need to be contacted. After that, it has to be presented to council to ensure it includes the vision they have for the city. Mr. Markus asked about the working group and whether it would be legal to have members from P & Z and Council on the same group. The idea will be run by Mike Duncan, City Attorney.

Mr. Hammann asked if they are wanting to preserve current standing historical buildings on Main Street? Mr. Hart stated that they are talking about anything that the commission wants to effect over

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the next 20 years. None of the actual buildings in Old Town have been declared historical. Then the question of preserving the roadway was brought up, but that is not a city road, so they have no control over it. Mr. Hammann said in the Old Town area, from Fair Grounds to Washington St, there is a safety issue. The road is narrow with leaning poles and there are multiple large trucks and semis traveling the roadway. The fire trucks have hit the leaning poles with their side mirrors multiple times. The safety aspect has to fall to someone.

There was further discussion about historical sites, the process for registering a site as historical and the restrictions. Much of the conversation focused on the Courthouse in Alexandria. There was discussion about how difficult it is to do renovations and necessary updates once a building is declared historical.

Mr. Hart would like to create a questionnaire to send out to business owners and local leaders to get their input on what they would like to see. Get their opinion on what they believe would benefit them and the city over the course of the next 20 years. The questions should be relative to the Comprehensive Plan's goals and objectives. Believes that hand delivery of the survey will be the best and also distribute to the ACBA.

Mr. Johnson brought up, in the past, businesses in the Old Town district complained about signage due to being off the main route. The city looked at getting signs for those businesses but no one responded.

Questions that were proposed:

- What do you see the city looking like in the next 15-20 years?
- What is your vision for US27?
- What businesses should we attract to the city?
- What could contribute to longevity of your business?
- Park growth, park additions (i.e. walking trails)?
- Future land use?

Mr. Shinkle believes that the questions should be a ranking system rather than open ended since you could get a variety of answers. There was discussion of how to involve the general public and encourage them to attend more meetings. It was suggested to maybe post the questionnaire on the website.

The conversation shifted to whether or not there are funds available to help promote Old Town. There was discussion of the different grants and how to use them. It was brought up that while there are several buildings in that area, there are only a few owners and there would need to be cooperation from the owners before anything could be done. If the desire is to fix up Old Town there needs to be money to do it with. Might get owners to agree if they are told there are funds available to fix up the area. There are grants available but they have to be found. There was some discussion about Ft. Thomas and what they are doing with a façade grant for business owners.

Does the city offer tax abatements for new businesses? Currently the city does not offer anything, but are in the conversation about this. A local group called Tri-Ed, recommends not using abatements to pull businesses in, but rather to have them available to seal the deal if needed. The desire is to have the businesses seek out the city.

Mr. Nehus said we should ask people what they want? Ms. Vanlandingham said that a lot of citizens want a pool and/or a 12-month a year activity center for their kids like an arcade or a skate park. There was discussion about pools and the liability associated with them.

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Mr. Hart would like to have a polished survey that has been sent out and answers received before next meeting.

Change of Use: Ms. Hofstetter handed out a new form that the city will be using for new businesses that come in and occupy an existing building. The county will not have to review the information as it is simply for the city. The City is using the County's form as a template to build ours from. There was some discussion on who will have to use the form. The discussion then shifted to the old Gold Star building and the renovations that took place and the process that is required. Some believed that the owner did more than 50% of a remodel and the building doesn't currently meet regulations. The proposed form would require new businesses to state any renovations that would take place. Sometimes there are businesses in the city for 30-60 days before the fire department or the zoning department knows about them. This form will help alleviate that time span.

UNFINISHED BUSINESS

Sign & Ordinance Changes: Still in the finishing stages.

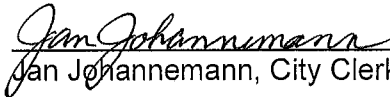
Mr. Markus asked about Wallick and why they pulled out and it was explained that it was due to their time table of submitting information to the State. The approval needed to clear Planning & Zoning and two readings at council and by tabling the vote at Planning & Zoning it would push them past the deadline.

INTERNAL BUSINESS – None

ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 6-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:53 p.m.

Attested to and submitted by:


Jan Johannemann, City Clerk

Dated 8/21/19


Dave Hart, Chair

Dated 8/20/2019