

ORIGINAL



**PLANNING & ZONING MEETING
Minutes of March 3, 2020**

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 Michele Nelson
 Nick Reitman Randy Nehus Steven Shinkle

Also Present: Stephanie Tarter, Admin. Clerk Carol Hofstetter, Zoning Administrator
 Keith Hammann, Fire Marshall

APPROVAL OF MINUTES – February 18, 2020

MOTION: Nick Reitman made a motion to approve the minutes of February 18, 2020, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS – None

UNFINISHED BUSINESS

Commercial Rezone of Permitted Uses: Chairman Hart suggested the commission may want to start off by looking at the permitted uses and trying to group similar uses together and then place them on the zoning map. They briefly discussed how to tackle the map and asked Ms. Hofstetter for any suggestions on variations as she deals with zoning on a daily basis. She asked what criteria they would use to make decisions - lot size, use, location. They would need to use all of the above but may run into issues because everything is so close together along U.S. 27 and it may be easier to start off with the permitted uses and classify them into different areas.

They talked through the permitted uses and lumping some together as they are similar, but some believed the businesses should be spelled out to ensure someone doesn't try to slip something in because of a loop hole of it not being listed. For instance, if someone is interested in opening a business that is not listed, they would have to come before the board. The commission spent time looking at the city's current zoning map, the different properties and businesses and the permitted uses in each of those zones.

Mr. Markus asked the reason behind the change. About a year ago the commission discussed coming up with different zones with differing permitted uses to keep U.S. 27 from being lined with the same type of stores, i.e. liquor stores. There were some questions about whether they are legally allowed to limit the number on types of businesses. They also talked through the ramifications on existing properties if the zones are changed. If a current business becomes a non-conforming use, and they sell, the next person would have to come before the board to be approved to open a similar business. This is an added expense and hassle to a new potential business owner. Ms. Nelson asked if there are places around town that are already congested where they may want to rezone to cut down on further congestion.

The main difference between Highway Commercial and Neighborhood Shopping is not which one is more restrictive, but the difference in lot sizes. It was suggested to look at the permitted uses currently in the Highway Commercial zone and remove the ones they no longer want in that zone.

The Commission will regroup at the next meeting and go through the list of permitted uses for the city one by one to determine what they would like to keep and what they would like to get rid of.

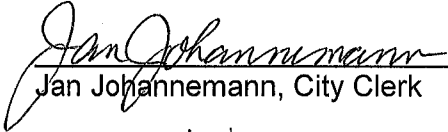
ORIGINAL

INTERNAL BUSINESS – None

ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining. Meeting adjourned at 7:49 p.m.

Attested to and submitted by:



Jan Johannemann, City Clerk

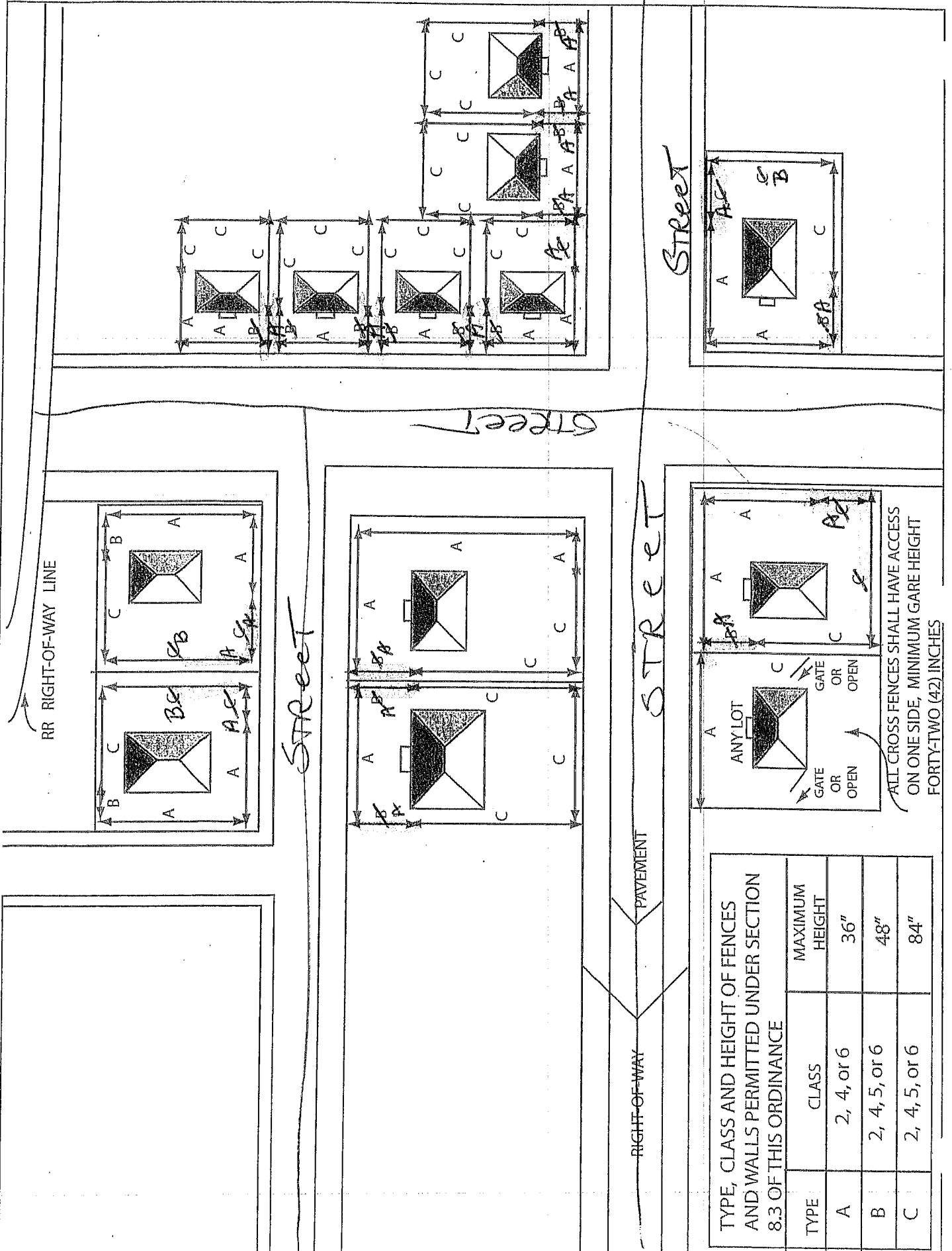
Dated 7/8/2020



Dave Hart, Chair

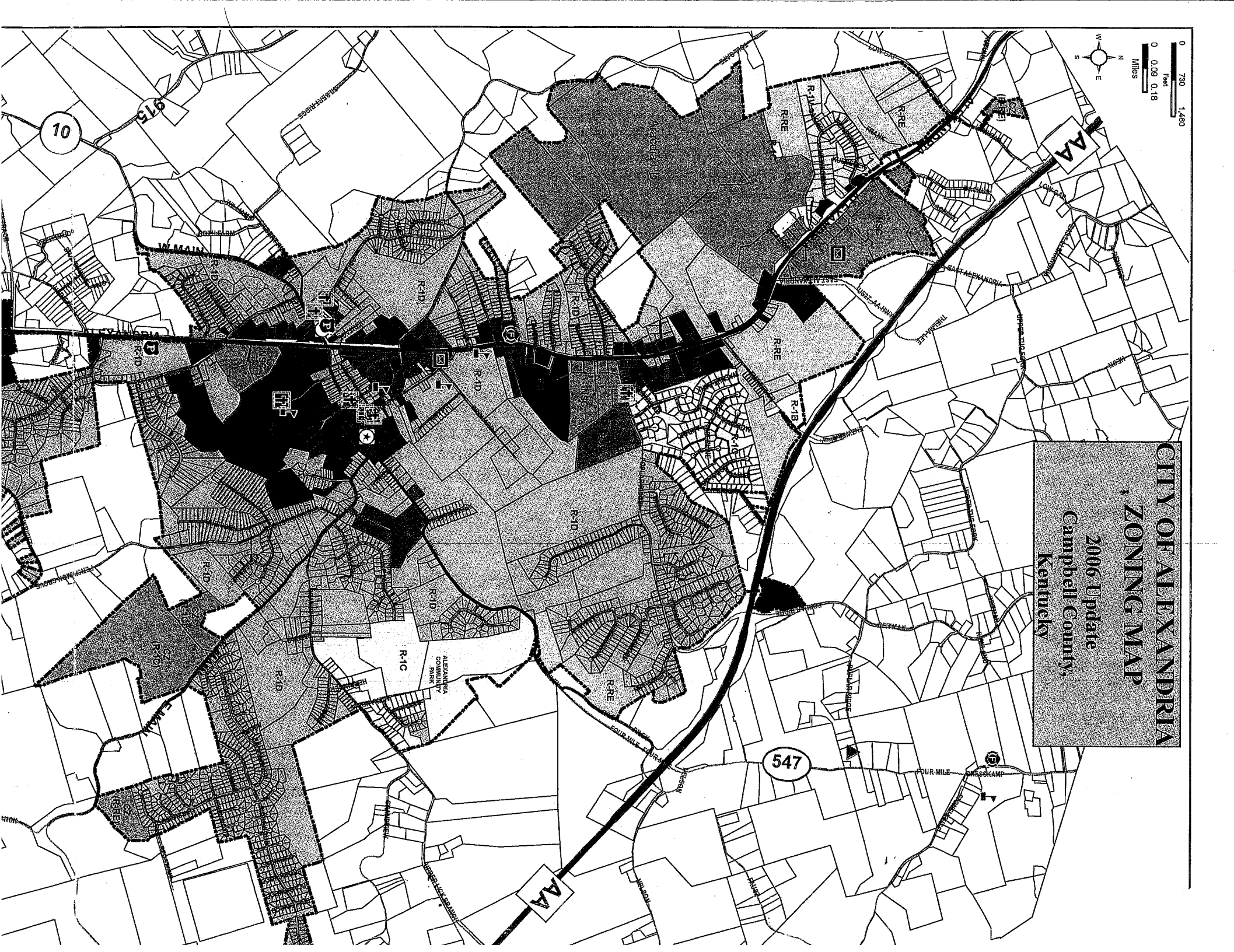
Dated 7/7/2020

APPENDIX D RESIDENTIAL FENCE REQUIREMENTS



TYPE, CLASS AND HEIGHT OF FENCES AND WALLS PERMITTED UNDER SECTION 8.3 OF THIS ORDINANCE		
TYPE	CLASS	MAXIMUM HEIGHT
A	2, 4, or 6	36"
B	2, 4, 5, or 6	48"
C	2, 4, 5, or 6	84"

ALL CROSS FENCES SHALL HAVE ACCESS ON ONE SIDE, MINIMUM GARE HEIGHT FORTY-TWO (42) INCHES



CITY OF ALEXANDRIA
ZONING MAP
2006 Update
Campbell County,
Kentucky

0 730 1,480
Feet
0 0.09 0.18
Miles



10

975

547

144

144

ALEXANDRIA
COMMUNITY
CENTER

FOUR MILE
CAMP