



**PLANNING & ZONING MEETING
Minutes of January 19, 2021**

Chairperson Nick Reitman 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: Nick Reitman, Chair Sonny Markus Randy Nehus
 Michele Nelson Derek Moore Susan Vanlandingham

Also Present: Jan Johannemann, City Clerk Carol Hofstetter, Zoning Administrator
 Robert Seitzinger, City Engineer Mike Duncan, City Attorney
 Andy Schabell, Mayor Keith Hammann, Fire Marshall

Chairman Reitman opened the public hearing at 7:02 p.m.

PUBLIC HEARING:

To hear and gather evidence and public comment regarding the application of Janet Bezold for a Zoning Map Amendment to rezone the real estate at 7813 Alexandria Pike from Single Family Residential (R-1D) to Neighborhood Shopping Center (NSC) zone and approval of a development plan to convert the existing single-family use to a professional office space.

Mr. Duncan gave an overview of the process according to Kentucky Law. The job of the commission is to gathering information from the applicant as to why they are requesting the zone change and to gather opinions from the public. Once a decision is made, they make a recommendation to council either for or against the zoning map amendment. Commercial zone changes require a development plan, but there is no proposal to change anything with this site as it lends itself to professional office space. Under KRS 100.111.8 Ms. Bezold has met the requirement of submitting the plan and the statement that no changes will be made to the physical structure or site. They can put in a condition that if any changes are made those would be subject to review.

The board received Ms. Hofstetter's report (see attached). Mr. Seitzinger submitted a letter outlining the key points of the proposed zone change. He reviewed the surrounding properties and their zones. The property to the south is zoned NSC, the property to the north & west is zoned R-1D and the property to the east is zoned NSC. The future land use map for the property is general commercial office space which is Highway Commercial and Neighborhood Shopping Center. There was a question of why it is being rezoned to NSC and that is due to the fact that the surrounding properties are zoned that way and spot zoning is frowned upon in Kentucky.

It was asked if future owners would have to come before the board if they desired to make changes to the property. If new owners proposed a permitted use within the NSC they would still have to come before the board for a site plan review.

Neither Janet Bezold or the public had any further comments to add. Mr. Duncan pointed out Ms. Hofstetter's report did include a "finding of facts" stating that the proposed zone change is consistent with the Comprehensive Plan.

Mr. Reitman closed the public hearing at 7:12 p.m.

MOTION: Randy Nehus made a motion to approve the zone change to NSC as it is consistent with the Comprehensive Plan, seconded by Michelle Nelson. All in favor, the motion passed 6-0-0.

ORIGINAL

Mr. Duncan explained he will draft a report and Ordinance for Council and Mr. Reitman will need to sign the report. Everything should be ready for the January 21, 2021 Council meeting.

APPROVAL OF MINUTES – January 5, 2021

MOTION: Randy Nehus made a motion to approve the minutes of January 5, 2021, seconded by Sonny Markus. All in favor, the motion passed 5-0-1, Susan Vanlandingham abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS

New Member: Mr. Reitman welcomed Susan Vanlandingham to the commission and gave a brief overview of how she was on council but is now joining the Planning & Zoning Commission. There is still one spot open and that appointment will be made at the next council meeting.

UNFINISHED BUSINESS

Comprehensive Plan: Ms. Moeller should be at the next meeting with a final draft of the Comprehensive Plan.

Zoning & Sign Ordinances: Mr. Duncan stated they have made a lot of progress over the years and once the Comprehensive Plan is ready, they will have another public hearing.

INTERNAL BUSINESS

Treasurer Report: Randy Nehus presented the Treasurer's Report for January 19, 2021.

Beginning Balance \$12,533.60

Receipts	+425.00	Final Plat, 7533-7547 Devonshire Dr
	+435.00	Final Plat, Lot 126, Arcadia Highlands

Expenses	- 1,828.01	CT Consultants Inv. #200283-11
	-351.00	Ziegler & Schneider Inv. #241

Ending Balance \$11,214.59

MOTION: Sonny Markus made a motion to accept the Treasurer's Report dated January 19, 2021, seconded by Derek Moore. All in favor, the motion passed 6-0-0.

MOTION: Michelle Nelson made a motion to pay invoices as presented, seconded by Derek Moore. All in favor, the motion passed 6-0-0.

Council Report: Mayor Schabell reported they had their first meeting of the year and they have 3 new members, two of which came from Planning & Zoning. They have a meeting scheduled for Thursday and it will be virtual. He hopes the last P&Z appointment will be approved at the meeting on Thursday. He is happy that it seems people are becoming more interested in serving on boards in Alexandria.

Other Items: Ms. Nelson had a question about training hours; Ms. Hofstetter explain members have to have 8 hours of training every two years, but new members must have 8 hours of training within their first 120 days. They have been able to use the Comprehensive Plan hours as training but everyone is still shy. Mr. Duncan has volunteered to help out as well and will bring candy, but there is no date set at this point in time. There may be a few other training options in the near future.

ORIGINAL

ADJOURNMENT

MOTION: Sonny Markus made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed 6-0-0. Meeting adjourned at 7:25 p.m.

Attested to and submitted by:



Jan Johannemann, City Clerk



Nick Reitman, Chair

Dated 2/3/2021

Dated 2-2-2021