



**PLANNING & ZONING MEETING  
Minutes of April 6, 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  
                         Sam Ruebusch

Also Present: Stephanie Tarter, Administrative Clerk                    Carol Hofstetter, Zoning Administrator

**APPROVAL OF MINUTES – March 16, 2021**

**MOTION:** Susan Vanlandingham made a motion to approve the minutes of March 16, 2021, amending Internal Business to say, "Nick Reitman presented the treasurer's report of March 16, 2021 prepared by Randy Nehus", seconded by Randy Nehus. All in favor, the motion passed 6-0-1, Mr. Nehus abstaining.

**VISITORS AND GUESTS – None**

**NEW BUSINESS**

Ms. Vanlandingham made a suggestion of asking Council or Administration about adding a section to the website to help educate the residents on the role and duties of the Planning & Zoning Commission and the different procedures. The commission could also carve out a few minutes every meeting and add to the agenda a "Did You Know" time and each person present a different component of the commission's roles and duties. There was a concern of opening a pandora's box with needing to know what everyone does. How far would they need to go? There was also a concern of residents feeling scolded if they put this out right after the survey. It was noted, the survey results show there are some residents who don't know what the role of Planning and Zoning is and since the Commission works for the residents, it is their job to help educate them. If more residents understand the process, they may choose to work with them rather than point the finger.

It was suggested to add this to a future agenda to discuss further. Mr. Reitman was in favor of having a section on the website that outlined the role of each board/department so residents understood more of the role of each. There was further discussion on what that would look like and what information would be included.

**UNFINISHED BUSINESS**

**Discussion of Survey Results:** It was pointed out traffic was mentioned numerous times throughout the survey and while the infrastructure does need an update more rooftops will have to be added before the state will do anything. It was also pointed out that a good portion of the traffic on US27 is not from Alexandria residents, but rather those who live south of the city in Butler and Falmouth. They can ask Council to lobby the State, but that won't go very far.

Everyone wants a pool and while that would be nice, who would pay for that pool and where would it go. No one wants anymore houses or car washes. People want more retail and restaurants.

It was pointed out, the only questions regarding housing were large scale housing, rather than something smaller. Mr. Nehus doesn't believe small scale housing really exists anymore; most developers are going to build 200 units rather than 30 because of the infrastructure required.

# ORIGINAL

There was also the suggestion of developing along the AA Highway, but most of that is not in the city. They can suggest, with the Comprehensive Plan, to push that way. Ms. Vanlandingham asked if there was any collaboration with the county and other cities on what is coming to those areas for planning purposes. Mr. Hofstetter reported they do get with the county throughout the year for different things, but nothing specific.

Old Towne District was mentioned and more parking was a big item, but the city has been paying for a space for folks to use for the last 4 years, but it seems no one knows about it. Residents don't understand that the city does not own those buildings and they can't make the residents clean up the buildings. The city also does not maintain Main Street as that is a state road. The city can encourage property owners to spruce up their buildings, but they can't make them. The city also can't tell businesses to open in certain places.

Overall, it seems majority of the residents are all coming from the same direction but there were a few outliers that said change and growth is good. There was a brief conversation about the need for senior apartments or senior gated community within the city.

Wendy Moeller from Compass will be back next meeting and will have the results from the homework given to council and the commission.

## INTERNAL BUSINESS


**Council Report:** Mr. Reitman offered condolences for the Hart family on the loss of Dave Hart. He served for many years as chair of the Planning & Zoning Commission before being elected to council this past year. He was a great man and will be missed.

Council had their first reading of the zone changes for both properties.

## ADJOURNMENT

**MOTION:** Derek Moore made a motion to adjourn, seconded by Michele Nelson. All in favor, the motion passed 7-0-0. Meeting adjourned at 7:30 p.m.

Attested to and submitted by:

  
Jan Johannemann, City Clerk

  
Nick Reitman, Chair

Dated 5/5/2021

Dated 5/4/2021