



PLANNING & ZONING MEETING
Minutes of February 21, 2017

The Alexandria Planning & Zoning Commission met in regular session on the above date at 7:00 p.m. Chairperson Dave Hart opened the meeting with the Pledge of Allegiance and the following members answering roll call:

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|---------------|--|---------------------------------|--------------|
| Present: | Dave Hart, Chair | Ron Johnson | Rick Neltner |
| | Nick Reitman | Randy Nehus | Dan Feldmann |
| Absent: | Sonny Markus | | |
| Also Present: | Mark Brueggemann, City Engineer | Robt. Seitzinger, City Engineer | |
| | Carol Hofstetter, Zoning Administrator | William Rachford, Mayor | |
| | Jan Johannemann, Asst. City Clerk | | |

Before approval of the minutes, Mr. Neltner asked a question about park benches and off-site advertising that had been discussed at the 2/7 meeting. This topic will be added to the agenda for discussion at a future meeting.

APPROVAL OF MINUTES: February 7, 2017

MOTION: Nick Reitman made a motion to approve the minutes of February 7, 2017 as submitted, seconded by Dan Feldmann. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

VISITORS & GUESTS: None

NEW BUSINESS:

Taco Bell, Alexandria Pike/County Market Parking Lot – Site Plan Application:

Jonathan Evans, Evans Engineering, spoke on behalf of RGT Foods, franchisee of Taco Bell. This site plan development is in the Village Green Shopping Center in front of County Market where the ATM machine is currently located. The ATM's lease is up the end of March, at which time the machine will be removed and they will begin construction on the Taco Bell. The entrance and the access drive will not change. Curbs and landscaping are planned on the front portion of the parcel. The site will have 30 parking places, a 19' wide drive-through, but there will not be a full by-pass lane. The storm sewer is on site and they can connect to the existing utilities. Taco Bell will be leasing the parcel from Albanese Cormier Holdings (ACH). The building is a prototype called "Taco Bell Explorer", with seating for 40. They hope to be ready to open mid-July.

Mr. Brueggemann said the plans submitted are in general conformance with the building code and subdivision regulations and he has no additional comments.

MOTION: Dan Feldmann made a motion to approve the Site Plan Application for Taco Bell as submitted and discussed, seconded by Rick Neltner. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

OLD BUSINESS:

Mr. Hart has a couple of sources for speed calming devices to put into a street after it's built. Also, something will be a part of the Subdivision Regulations and pavement specifications when a development is approved.

There was discussion regarding different traffic controlling devices versus speed humps. Mr. Brueggemann pointed out most of the subdivisions in Alexandria are built on ridge tops and it is a challenge to use some of those to control speed. Each case should be handled individually and it can be more costly for the developer.

Mr. Hart has copies of some of the designs and will provide these to the commissioners for review.

INTERNAL BUSINESS:

Treasurer's Report:

Dan Feldmann presented the Treasurer's Report dated February 21, 2017.

Beginning Balance \$29,696.40

Receipts	+5,815.00	Drees, Arcadia Highlands, Phase 4-6
	+430.85	Drees Replat of Lot 109 Arcadia Highlands, Sec. 2
Expenses	-2,402.00	CT Consultants, Inv. 160283-12
	-117.00	Ziegler & Schneider, Inv. 196

Ending Balance \$33,405.25

MOTION: Nick Reitman made a motion to pay the invoices as submitted, seconded by Randy Nehus. All in favor the motion passed 5-0-1 with Mr. Hart abstaining.

MOTION: Ron Johnson made a motion to accept the Treasurer's Report of February 21, 2017 as submitted, seconded by Nick Reitman. All in favor, the motion passed 5-0-1 with Mr. Hart abstaining.

ADJOURNMENT:

MOTION: Dan Feldmann made a motion to adjourn, seconded by Nick Reitman. All in favor, the motion passed with a 5-0-1 vote. Meeting adjourned at 7:32 p.m.

Attested to and submitted by:



Karen M. Barto, City Clerk/Treasurer



Dave Hart, Chair

Dated 3-7-17

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