

**MINUTES
of the
ANCHORAGE CITY COUNCIL
SPECIAL MEETING**

**Tuesday, February 27, 2007
6:00 p.m.**

The Council members in attendance were as follows: Susan Mitchell, Brian Rublein, Jim Holtman, Bill Wetheron, and Roger Durham. Mayor Tommy Hewitt presided. Also in attendance were Assistant to the Mayor Alice McKinley; City Attorney John McGarvey; City Clerk Nan Schlindwein; and guests Rick and Pat Hill and Julie Tinnell with Village Solutions, Mildred Ewen, Kristen DeLong, Sally Wilson, Superintendent of Anchorage Public School Don Cravens, Kathy Dickie, Julie Pogue, Mac Caldwell, Jane Brown, Debbie Lichtenfels, Julie Schildt, Nadine Brewer, Ben Finn, Ellen Guthrie, Mark Erwin, Marcia and Chris Boone, Ann Stivers, Mr. and Mrs. Barlow Brooks, B.J. Elliott, Laura Heiskell, Clyde Ensor, and others.

Mayor Hewitt called the meeting to order at 6:09 p.m.

The second reading of an ordinance imposing a moratorium on certain residential zoning compliance certificates to allow a study of floor area ratios for residential development was read by Mitchell. After being seconded by Roger, McGarvey explained the purpose of the ordinance. Previously allowed square footage of new construction of a home was based on lot size and it was determined that the amount of buildable space was greater than was suitable for Anchorage. The original ordinance that created a moratorium on building decreased the floor area ratio by twenty percent. The ordinance was revised and is now more imperically based. It is now being presented to the Louisville Planning Commission for review and recommendations and will be returned to Council. The ordinance was passed unanimously.

The request for secondary signage by an Anchorage Pointe resident was presented. No motion was made to grant the variance and the request was denied.

Mayor Hewitt introduced Rick Hill with Village Solutions who presented revisions to a proposal for the purchase of the City-owned property west of Anchorage Presbyterian Church. The changes to their original proposal are:

- Reducing the number of cottages from nine to six.
- Doubling the setback of the closest building to Park Road from 80 to 160 feet.
- Changing the plan of a formal garden in front to a more organic planting.
- Building five additional office/retail buildings instead of two.

Mayor Hewitt asked for questions from the audience. The first was in regard to the length of time it would take to complete the project. Mr. Hill estimated 24-36 months.

A resident asked about the cost of the condominiums. Mr. Hill replied that the homes should go for just under \$500,000.00.

A resident asked if the condominiums could potentially increase the school population. Mr. Hill explained that the homes were for empty-nesters.

Anchorage Presbyterian Church may be interested in purchasing twenty feet of property between the church and the Bellewood property to establish a memorial garden. If they were awarded the bid, Village Solutions would help the church with a plan for the garden as well as allow parking for Sunday worship on their grounds.

He explained that the required parking ratio was five slots per one-thousand square feet of building. Parking should not be a problem as retail is generally open on the downtimes of offices, and vice versa. They do not plan on incorporating chain stores in the buildings and may offer a clothing store, a bakery, and a home décor store.

A resident asked how traffic around the school would be affected. Mr. Hill said that they will do a traffic study of the area after they have purchased the property. The idea is to create shops that will be used by those in Anchorage.

Mayor Hewitt thanked Mr. Hill for his presentation and told residents to forward any comments or concerns to McKinley at City Hall. Council will compare the plans presented by Evergreen Real Estate and Village Solutions and formulate a list of questions to present to both at a later date. They hope to come to a decision in the next seven to eight weeks on who will be awarded the bid.

The Mayor called the meeting to a close at 6:55 p.m.

W. Thomas Hewitt,
Mayor

Nan Schlindwein,
City Clerk