

**MINUTES
OF THE
ANCHORAGE CITY COUNCIL**

March 9, 2015
6:00 p.m.
City Hall

The Council members in attendance were Diane Cook, Connie O'Connell, Neil Ramsey, Brian Rublein and Bill Wetherton. Mayor Tommy Hewitt presided. Also in attendance were Assistant to the Mayor Alice McKinley, City Clerk Treasurer Renee' Major, Public Works Director Erwin Booth, Police Chief Dean Hayes, Police Lieutenant Mark Hoskins, City Attorney John McGarvey, Clerk Receptionist Sandra Kunzler, and guests Diane McAllister, Julie Goebel, Mary Davis, Cornellia (Terri) DelSignore, and others who did not sign-in.

The meeting was called to order by Mayor Hewitt at 6:04 p.m.

MINUTES

Minutes from the February 2, 2015, Special Meeting of City Council were reviewed. Wetherton made the motion to accept the minutes as presented, Cook seconded, and all approved.

TREASURER'S REPORT

The February 2015 Check Register and Financial Report were presented. Cook questioned the increase over prior years under Maintenance Equipment Repairs. Booth explained that the replacement of the air conditioning unit at the Police Station was the major expenditure, but that other equipment repairs are also included in the total. Cook asked if this increase would drive expenses over budget, but was informed it would not as the individual maintenance line items are collectively reported for budgeting purposes. Cook also inquired if snow and ice removal from the last two events would impact budget. Booth said there were only the two major snow events, where as last winter it was bad the entire season. He sees no impact on budget. Wetherton extended his personal thanks and suggested a round of applause for Public Works for keeping Anchorage roads clear. Booth said he would pass the recognition and thanks on to his crew.

POLICE REPORT

The February Police Activity Report was presented. There were no questions for Chief Hayes. Hayes said he's hired one full-time officer, Deron Berthold, and one part-time officer, Mark Ratterman to fill current vacancies. He hired another part-time officer, but before she could start she accepted another position and declined Anchorage's offer.

HISTORIC PRESERVATION COMMISSION

Minutes from the February 17, 2015 meeting were presented. Wetherton commented on the incredible transformation occurring at Wagner House. Wetherton mentioned that

Commission members have been invited to see the remodeled and expanded home once completed, and suggested that City Council also take a tour when it's finished. McKinley noted that Tom Edwards shared his plans for a commercial building on LaGrange Road with HPC even though the property is outside of the Historic District. She said the design incorporates a railway station theme with large arched doors and windows that will open to outdoor seating. Wetherton stated the Commission was impressed with his plans. Ramsey asked when construction would begin, and McKinley said Edwards has to work out details with MSD. He hopes to receive permission to tie into Berrytown's system since it is scheduled to be replaced by 2016.

FORESTRY BOARD

Minutes from the March 2, 2015 meeting were shared with Council. McAllister reminded everyone that the Anchorage Arbor Day event is scheduled for Wednesday, March 25th at City Hall, and the annual Tree Give-Away is set for the following Sunday, March 29th.

OLD BUSINESS

None.

NEW BUSINESS

Anchorage Historic Preservation Commission Appointment — Mayor Hewitt recommended that Greta Chessler be appointed to the Commission for a three-year term to fill a current vacancy. Wetherton made a motion to appoint Chessler; seconded by Cook. A vote was taken and the motion carried unanimously.

City Entrance Signs Bids – Four bids were received. Eagle Sign submitted the low bid. Wetherton visited the small foundry and was impressed with the quality of their casting work. Cook said she and Civic Club member Paul Wessel had also met with Eagle Sign and were equally impressed. McKinley noted the bronze signs at City Hall were all produced there. Council accepted the low bid without need for a motion.

Evergreen/Nutwood Bridge Modification Bids – This is the second time this project has been placed out for bid. The first time there was only one bidder, EZ Construction, and their bid far exceeded expectations. This time, the project was broken into two components. EZ Construction was the only bidder this time as well. Cook stated that her committee cannot get anyone interested in bidding. Ramsey suggested Abel Concrete be contacted for referrals. Richard Chilton, RAM Engineering, was also mentioned as a referral source. No motion was made. Cook will reconvene the committee to take another look at the project.

Minor Plats for Evergreen/Station Roads Traffic Circle – McKinley said that the four drawings before Council were from Louisville Metro. She spoke with Jay Foley today and he advised that they may not be the final drawings as Evergreen Real Estate has proposed moving the traffic circle five feet to the east. McKinley will provide Council with new drawings if these are revised. Mayor Hewitt questioned why Metro was involved since these are both Anchorage roads. McGarvey explained that a long time ago, old property

lines went to the center of the road. Instead of having a public right-of-way, the City had an easement, or use of the property, for the roadway. As part of the Minor Plat filing, Metro wants new property lines defined with a standard right-of-way. The defined right-of-way land will be dedicated to the City from the property owners, Evergreen Real Estate, LLC (John Schnatter) and Sidney and Dana Anderson. Ramsey stated this is a positive situation for the City. Wetherton made a motion to approve the Minor Plat. The motion was seconded by O'Connell and unanimously approved.

City Administrator – Mayor Hewitt asked Council to approve his appointment of Major as City Administrator. Ramsey made a motion to approve a Resolution that names Major the City Administrative Officer; seconded by Cook. A vote was taken and all approved. Major will take the Oath of Office in the morning.

Cornellia DelSignore Variance Request, 11803 Cedardale Road – McKinley presented DelSignore's written request for two variances to Council. Before current zoning codes were in effect, a prior owner had installed and subsequently torn off an addition on the west side of the house. McKinley noted that today the house itself is a legal non-conformity, encroaching one-foot into the required 15-foot side yard setback. The first variance request is for the side-yard setback. DelSignore is requesting an additional 10-foot encroachment for a sunroom addition, the west wall of which would sit four feet off the property line. A second variance for combined side-yard setback would also be required. Adjacent property owners Adam and Julie Gobel (11801 Cedardale Road) strongly objected to the variance. Mr. Gobel submitted his objections to Council in writing for their review. Mayor Hewitt noted that most variance requests are for a foot or two into the setback, and that a viable hardship must exist. McGarvey reminded everyone that Council can neither approve nor disapprove a variance. He stated that the Louisville Metro Board of Zoning Adjustment requests input from the City, and will take Council's position into consideration when making their decision. McGarvey said the City can support, not support, or take no position on the variance requests. Ramsey made a motion that City Council not support the variance requests. O'Connell seconded the motion. A vote was taken and the motion carried unanimously.

Cell Tower and T-Mobile – McGarvey said that AT&T is now recognizing their problems on the tower. They have suggested removing the top 20-ft section that was added, and moving their equipment to a lower height to reduce the weight and sway issues. They also propose adding three guy wires. T-Mobile still owns the tower as the City refused to accept ownership of a defective structure. A meeting is scheduled for this Friday to meet with AT&T. The City will continue to move forward with a new tower despite repairs to the existing one.

Re-Zoning Properties – Four potential changes were on the agenda for discussion. McGarvey suggested they be discussed out of order.

- **Lucas Lane, Lakshmi Farm** – Prem Durham has submitted a preliminary request to rezone her farm property from Residential Estate (RE) to Rural Residential (RR). RR already exists under Anchorage building code. Her vision is to make it a sustainable organic farm and retain it as such by seeking a Conservation Easement from the City. She

and her husband have sought help from a real estate attorney to consolidate the three lots back into a single 18.3 acre parcel. Discussion regarding the differences between a farm stand (which sells only produce grown on site) and a Farmers Market (that sells produce from various vendors and sources) occurred. McKinley noted that current Metro development code has no provisions for Farmers Markets, and Metro is dealing with that subject now. As this request is only preliminary, Council took no action.

- **Anchorage Woods** – McGarvey stated the zoning for this subdivision came up during the Stone Bridge re-zoning meeting. Anchorage Woods homes are all larger and sit on even smaller lots than in Stone Bridge. Some residents of Stone Bridge felt that zoning for the two communities should be considered together. McGarvey said that basically all Anchorage Woods properties are non-conforming. Homes were built under R1 Innovate zoning, a sub-category no longer recognized by Metro. He suggested Council might want to take a look at Anchorage Woods at some point.

- **Stone Bridge** – The re-zoning meeting, which McGarvey thought would be short, went over two hours. As background, NTS was supposed to rezone the property from R4 to R1 prior to annexation into Anchorage in October 1985. (This is confirmed by minutes from that time.) NTS never re-zoned the property, as confirmed recently by City Hall. All Stone Bridge homes were developed by the old R1 standards, but there is nothing to prevent residents from building based on the actual R4 zoning. McKinley noted that exact situation is what uncovered the zoning issues. McGarvey said the Homeowners Association supports the change from R4 to R2, the proposal Anchorage has before the Metro Planning Commission, but a few residents are against any change as they see no need for it. Mayor Hewitt suggested the City adopt R4 zoning but with FAR of .16. Ramsey said the City should continue on its re-zoning path with Metro, and see what happens. If rejected by BOZA, adopting R4 could be considered. Mayor Hewitt concurred that a couple residents should not derail the entire effort.

- **805 Surrey Lane** – One undeveloped lot on the Anchorage/Middletown line, currently owned by Linda Wheeler and Karen Mayer, was missed when a City-wide zoning clean-up occurred in 1988-89. This zoning change is strictly housekeeping to bring it in line with their other properties.

Wetherton made a motion to move to Executive Session; seconded by O'Connell. Council went into executive session at 7:05 p.m. and came out at 7:15 p.m. No action was taken, and the meeting adjourned at 7:15 p.m.

W. Thomas Hewitt
Mayor

Renee M. Major
City Clerk Treasurer