

ORIGINAL



PLANNING & ZONING MEETING Minutes of July 18, 2023

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 Derek Moore
 Michele Nelson Randy Nehus

Absent: Adam Lisowsky Sam Reubusch

Also Present: Megan Snyder, Administrative Clerk David Plummer, City Administrator
 Cindy Minter, CC Director of Planning & Zoning Mike Duncan, City Attorney
 Andy Schabell, Mayor

Public Hearing:

To hear and gather evidence and public comment regarding Stage I & Stage II for a retail store with a variance for the number of parking spaces at Ridgewood Dr. & the AA HWY

✓ **Cindy Minter, CC Director of Planning & Zoning:** Ms. Minter presented the staff report via slide show, see attached.

✓ **Joe Kramer, Cardinal Engineering:** Mr. Kramer mentioned the width of the one access point is wide and allows truck deliveries into the lot. Regarding parking lot reduction, Mr. Kramer stated that parking lots have been decreasing in size.

Shane Dauberges, Developer: Mr. Dauberges stated they will look into building a shopping cart storage area. Mentioned the slope requirements of the site prevent carts rolling away from the property. Projecting it would be opening in 2024.

Nick Reitman opened the public hearing at 7:51.

Gail Linville, Grandview: Mrs. Linville was asking for the entrance to be closer to the AA and not so close to Grandview. Ms. Minter stated the entrance is the furthest it can be from Grandview. Mrs. Linville wanted to know if a traffic study has been done, stated she is worried it will cause more traffic than normal, especially during busy times from the school.

Keith Hammann, Tulipwood Ct.: Mr. Hammann is concerned about the size of the dumpster area not being big enough. He feels the store should look the same as the one already located in Alexandria and requested they look into having them put in a 7in curb. Mr. Hammann was the Fire Chief for the City of Alexandria for the past 5 years and in that time, he shut down the current store 18 times due to safety code violations. He believes adding an additional Dollar General would be a bad idea.

Evan & Anna Koch, Ridgewood: Mr. & Mrs. Koch are concerned about staffing issues with most Dollar Generals and wondered if anything could be done about that, especially on delivery days. They also wanted to make sure the light wouldn't be shining directly toward the residents and if the lights could be dimmed if the store is not open.

Gary Ratcliff, Hickory Wood Ct.: Mr. Ratcliff expressed concerns about decreasing property values as a result of the Dollar General. He is also concerned with the Police Department if the store is added as he feels the department is stretched thin as it is.

After some discussion the board requested the developer take in consideration a few items:

- Reinforced pavement at entrance & heavy traffic area.
- An enclosed shopping corral.
- No outdoor sales or storage.
- Brick or stone façade
- 20% of the structure is reserved for storage/staging.
- No variable message sign permitted.
- Dumpster area to accommodate trash & recycling.

MOTION: Derek Moore made a motion to table it back to the developer to take into consideration what the board proposed, seconded by Michele Nelson. All in favor, the motion passed 5-0-0.

Mr. Reitman recessed the public hearing at 8:39pm.

APPROVAL OF MINUTES – June 20, 2023

MOTION: Michele Nelson made a motion to approve the minutes of June 20, 2023, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

VISITORS AND GUESTS – None

NEW BUSINESS - None

UNFINISHED BUSINESS

Revision of The By-Laws: Mr. Duncan believes these reflect what is being practiced.

MOTION: Michele Nelson made a motion to accept the revision of the By-Laws, seconded by Sonny Markus. All in favor, the motion passes 5-0-0.

INTERNAL BUSINESS

Treasurer's Report: Randy Nehus presented the Treasurer's Report for July 18, 2023, prepared by Randy Nehus.

MOTION: Derek Moore made a motion to pay invoice #267 for Zeigler & Schneider, seconded by Randy Nehus. All in favor, the motion passed 5-0-0.

P&Z Permit Report: A planning & Zoning permit report issued by Campbell County Planning & Zoning for the City of Alexandria was provided for the months of May & June to review.

City Council Report: Andy Schabell had nothing to report from the Council, other than the Council Meeting for July 20, 2023, has been cancelled.

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Other Business: There was mention of Dunkin' Donuts being open, along with Popeyes. Both are running smoothly after a few days of being open. Mr. Markus asked about possible getting the parking lot behind those restaurants repaired.

ADJOURNMENT

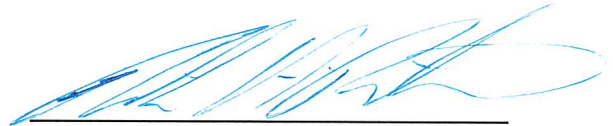
MOTION: Michele Nelson made a motion to adjourn, seconded by Derek Moore. All in favor, the motion passed 5-0-0. Meeting adjourned at 8:53 p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 8/15/2023



Nick Reitman, Chair

Dated 8-15-23