



PLANNING & ZONING MEETING Minutes of August 15, 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 Derek Moore Sam Reubusch
Michele Nelson Randy Nehus Adam Lisowsky

Absent: Sonny Markus

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

UNFINISHED BUSINESS -

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

MOTION: Derek Moore made a motion to reopen the public hearing at 7:01PM, seconded by Randy Nehus. All in favor, the motion passed 6-0-0.

Cindy Minter, CC Director of Planning & Zoning this case was published on Link News on August 3, 2023. Ms. Minter mentioned what the Planning Commission had requested at a prior public hearing for this case. She stated the applicant came back with a new set of plans withdrawing their variance request. The applicant couldn't accommodate the Planning Commission's request, however they are making a bigger dumpster area and moving the sign further away from the residence.

Joe Kramer, Cardinal Engineering: Mr. Kramer stated that they extended the parking along the AA Highway side and near the entrance, to meet the City's parking requirements. The landscaping got pushed around, some areas are less now due to the additional parking. The new site plan will generate more storm water but not significantly. There will be retaining walls with the revised site plan due to the slope they run into by adding the additional parking on the AA Highway side.

Mike Duncan explained with a variance request the city has the opportunity to mandate conditions of approval. Without a variance the Planning Commission's job is to review the plans, determine they are in compliance with the zoning ordinance, and if they are complying, they must approve. With the withdrawal of the variance request, it removes their ability to dictate conditions.

There was no one present from the public for any public comment.

MOTION: Randy Nehus made a motion to accept the revised site plan with the enlarged enclosed dumpster, the relocation of the sign and the variance reducing the number of parking spaces from 54 to 42. The supporting evidence for the variance request is in line with the requirement of KRS 100.243, seconded by Michele Nelson. All in favor, the motion passed 6-0-0.

Nick Reitman closed the public hearing at 7:25.

APPROVAL OF MINUTES – July 18, 2023

MOTION: Adam Lisowsky made a motion to approve the minutes of July 18, 2023, seconded by Michele Nelson. All in favor, the motion passed 6-0-0.

VISITORS AND GUESTS – None**NEW BUSINESS**

New Cases: Ms. Minter mentioned there are two new cases that would need to come before and present to the planning commission. The first one being a minor zone change, and the second one being a new site development. They will both be presented at the September 19, 2023 scheduled meeting. The one applicant is a current business wanting to pick up additional land and the second is a new business.

David Plummer asked if it would be proactive for the Planning Commission to review language for of the current building code and façade requirements for the different zones in the community. Mrs. Minter stated the city's current zoning code is relatively silent on building façade and suggested they talk about the different materials and show some examples. Mr. Plummer would like to tighten up the language.

Mrs. Minter also went over a list of items she would like to look into with the Planning Commission such as signs, heaving landscaping, building types, and parking; this would be a training session and give everyone some hours.

INTERNAL BUSINESS

Treasurer's Report: Randy Nehus presented the Treasurer's Report for August 15, 2023, prepared by Randy Nehus.

P&Z Permit Report: A planning & Zoning permit report issued by Campbell County Planning & Zoning for the City of Alexandria was provided for the month of July.

City Council Report: Mr. Plummer stated Council has been fairly quit lately due to summer and members taking vacations. They just got a police officer out of certification, adding to the ranks, they also have a new public works guy. Tax season is quickly approaching and a decrease in the tax rate will be discussed at the next Council meeting scheduled for Thursday August 24.

Other Business: None

ADJOURNMENT

MOTION: Adam Lisowsky made a motion to adjourn, seconded by Derek Moore. All in favor, the motion passed 6-0-0. Meeting adjourned at 7:40 p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 9-19-23



Nick Reitman, Chair

Dated 9-19-23