

ORIGINAL



## PLANNING & ZONING MEETING Minutes of September 19, 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                      Michele Nelson                      Randy Nehus  
Adam Lisowsky                      Sonny Markus

Absent: Derek Moore    Sam Reubusch

Also Present: Megan Snyder, Administrative Clerk                      David Plummer, City Administrator  
Kurt Hunter, CC Planning & Zoning

### **NEW BUSINESS**

#### **Public Hearing:**

***To hear and gather evidence and public comment regarding approval of a site development plan for an urgent care office.***

***i. Located between 7577 and 7529 Alexandria Pike, Alexandria KY***

Nick Reitman called to order the public hearing at 7:01pm.

**Kirk Hunter, Campbell County Planning and Zoning:** Mr. Hunter presented the staff report via slide show, see attached.

**Emily Ragan and Autumn Francis, Hutton Real Estate Developer:** Mrs. Ragan shared that Hutton Real Estate buys land, develops it for the tenant and then subleases it to the business. They want to develop an urgent care, a step down from an emergency room; the building would be fully brick. The facility will not have any doctors on staff, they will have a PA or MP on staff. This urgent care should not have any impact on the residents, they don't anticipate it having any additional traffic as they would maybe see about 30 patients a day. Mrs. Ragan stated the urgent care facility is not affiliated with any hospitals.

There was a brief discussion about the three spots being set aside for a sit-down restaurant, a doctor's office, and retail shopping center; these three spots are restricted with no fast-food restaurants or car washes allowed.

**Sue Neal, State Farm Insurance:** Mrs. Neal expressed her concern about the traffic, afraid of possible wrecks; she wanted an update on a traffic study. She was reassured this would not add any more traffic, but they will look into having the traffic study redone.

Nick Reitman closed the public hearing at 7:26pm.

A brief discussion on their thoughts about the development plan; stated it falls within the permitted use, there is no request for a variance, there is a need for urgent care, and that it meets the requirements.

**MOTION:** Adam Lisowsky made a motion approving the site development plan, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

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**APPROVAL OF MINUTES – August 15, 2023**

**MOTION:** Michele Nelson made a motion to approve the minutes of August 15, 2023, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

**VISITORS AND GUESTS** – None**UNFINISHED BUSINESS** - None**INTERNAL BUSINESS**

**Treasurer's Report:** Randy Nehus presented the Treasurer's Report for September 19, 2023, prepared by Randy Nehus.

**MOTION:** Michele Nelson made a motion to pay invoice #268 for Zeigler & Schneider, seconded by Adam Lisowsky. All in favor, the motion passed 5-0-0.

**MOTION:** Adam Lisowsky made a motion to pay invoice #269 for Zeigler & Schneider a one payment in the amount of \$1,495.00, seconded by Michele Nelson. 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 month of August.

**City Council Report:** Mr. Plummer stated the city is working on revamping the daily operations between the city office and the county office. The City recently had a meeting with Cindy Mintor about better communication with the county and ways to make things more efficient. He reported the construction of the new park shelter has started with completion set for some time in October. Mr. Plummer mentioned Coffee with a Cop on October 10. He also reported there was a decrease on the property tax rate for this year.

**Other Business:** Mr. Markus mentioned that the Alexandria Fair parade was a good time; they had fun and it was a huge kick-off.

Mr. Nehus asked why there is a moratorium on car washes in the city. Mr. Reitman explained there was a limit put on car washes due to the outcry from the residents. Mr. Plummer stated there is still a possibility for one to go in but there are certain steps that would need to be taken on behalf of the applicant to put a car wash in the city.

Mr. Lisowsky asked about the price to have utility lines underground and if the city has thought about looking into that. Mr. Plummer explained they would like to see the city go down that route, and that there are outlets the state offers to help cities with that look.

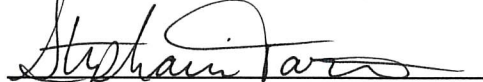
Mr. Markus asked about the updates to the new shelter going on at the park. Mr. Plummer gave a brief description of the work being done.

Mr. Hunter stated that he will look further into what has been approved for those three plots in front of the Elevation Apartment Homes and get back with that information.

**ADJOURNMENT**

**MOTION:** Adam Lisowsky made a motion to adjourn, seconded by Michele Nelson. All in favor, the motion passed 5-0-0. Meeting adjourned at 7:46 p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 10-3-2023



Nick Reitman, Chair

Dated 10-3-23