



PLANNING & ZONING MEETING Minutes of October 3, 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	Derek Moore
Absent:	Sam Reubusch		
Also Present:	Megan Snyder, Administrative Clerk	Andy Schabell, Mayor	
	Mike Duncan, City Attorney	Cindy Minter, CC Planning & Zoning	
	Emily Woodward, CC Planning & Zoning		

NEW BUSINESS

Public Hearing:

To hear and gather evidence and public comment regarding a Zone Map Amendment from residential One-D (R-1D) to Highway Commercial (HC), to allow for future expansion of employee parking.

i. 0.64 – acre lot off Meyer Rd., located behind 7711 Alexandria Pike

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

Cindy Minter, Campbell County Planning and Zoning Director: Mrs. Minter presented the staff report, see attached.

Earl Woeste, Current Owner: Mr. Woeste shared some documents from mid-1990's to mid-2000's, see attached. The stated documents show that this was already presented to the Planning and Zoning Commission and was approved for the rezone once before. He believes that it was just never recorded. In his opinion it has already been rezoned to Highway Commercial. Mr. Woeste stated if this didn't go through and get approved that he would be suing the City of Alexandria.

Mrs. Minter stated they could not find the record that it ever went in front of Council for the formal rezone change. It would need to be adopted by the City Council.

Nick & Brandon Heineke, Heineke Veterinary Hospital: Mr. Nick Heineke stated they saw this property when they expanded their current building but at the time, they couldn't afford it and didn't want to go over their budget. He stated they recently saw it was available again and would like to purchase the property for future use. They do not have a time frame of when they would turn it into a parking lot but when they do it will be blacktopped to match the current parking lot. Mr. Nick Heineke did state that it will not be highway traffic, strictly for employee parking, not a high volume. Mr. Brandon Heineke stated that this has a potential for expanding, and not being land locked in. Did mention the possibility of adding storage sometime in the future.

Gary Caudill, 15 Orlando Drive: Mr. Caudill stated that the property has been for sale for quite some time now. Stated that pipes are easy to move if they wanted to build more on that property. He believes they don't need any additional parking, stated they stay busy, but they keep it moving, that he has never seen that lot full. Mr. Caudill believes they have bigger plans than a parking lot and storage.

Would like to see the green space stay, and he does not want to have that behind his property. Mr. Caudill believes this will have a negative impact on his property value.

Mr. Reitman stated they are not approving a site plan but rather are considering a rezone change.

Nick Reitman closed the public hearing at 7:39pm.

MOTION: Adam Lisowsky made a motion to approve the rezone amendment from residential (R1-D) to highway commercial (HC) in compliance with the Comprehensive Plan, seconded by Derek Moore. All in favor, the motion passed 6-0-0.

APPROVAL OF MINUTES – September 19, 2023

MOTION: Michele Nelson made a motion to approve the minutes of September 19, 2023, seconded by Sonny Markus. All in favor, the motion passed 6-0-0.

VISITORS AND GUESTS – None

UNFINISHED BUSINESS - None

INTERNAL BUSINESS

City Council Report: Mr. Schabell had nothing to report from Council, stated this Zone Amendment will not be heard at this Thursday's Council meeting but rather the following meeting scheduled for Thursday October 19, 2023.

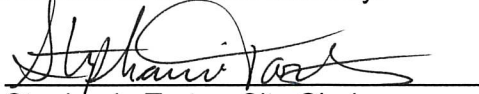
Correspondence: Mrs. Minter mentioned there are several folks looking at some land, not ready to come forward to planning commission.

Other Business: Mrs. Snyder mentioned the next scheduled meeting October 17, 2023, will need to take place so the treasure's report can be presented. Also, mentioned the possibility of holding the November 21, 2023, meeting for a case coming forward. Ms. Minter stated the case could be pushed to the first meeting in December if quorum could not be met due to it being Thanksgiving week. Mrs. Minter discussed a training opportunity to the Planning and Zoning Commission. Mrs. Snyder stated this training was given to them via email from Ms. Tarter.

ADJOURNMENT

MOTION: Adam Lisowsky made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed 6-0-0. Meeting adjourned at 7:48 p.m.

Attested to and submitted by:


Stephanie Tarter, City Clerk

Dated 10-19-2023


Bernard S. MARKUS III
Nick Reitman, Chair Vice Chair

Dated 10-19-2023