



ORIGINAL

PLANNING & ZONING MEETING Minutes of May 7, 2024

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 Sam Ruebusch Michele Nelson
Adam Lisowsky

Absent: Sonny Markus Randy Nehus

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

NEW BUSINESS

Public Hearing:

To hear and gather evidence and public comment regarding approval of site development plans for Kubota dealership with a variance for a gravel equipment lot.

i. Poplar Ridge & AA Highway

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

Cindy Minter, CC Planning & Zoning Director: Mrs. Minter presented the staff report, and the site plan. See attached.

There was a question regarding the dust from the gravel lot and what kind of fence they would be using. They don't believe the dust would be an issue considering this gravel lot would be strictly for the tractors, it wouldn't be a high traffic area. As for the fencing, it will be a chain-link fence due to security.

Josh McIntosh, Cardinal Engineering: Introduced himself and stated that if they had any questions he could be of help. There was a question regarding their sign, but they have not designed or planned for a sign yet but there will be one.

Tom Simpson, 126 Ridgeway Xing: Mr. Simpson had questions about maintaining the gravel lot and the runoff, and about their lighting plan. He was advised that the storm water is directed away from it, they don't anticipate any issue with the runoff. He was advised the lighting shouldn't ascend outside the property creating any shadows, but it will be visible. He would like to see dark sky lighting, keep the lighting at minimal as lighting is his number one concern.

Jan Shaw, AA Farm: Mrs. Shaw was questioning how close they will be to her property building. She was advised they will be closer to the AA Highway roughly 100ft away from her property, and it won't drain any different than what it currently does.

Andy & Jodi Kelley, 135 Ridgeway Xing: They are worried about the noise increasing, they were advised there shouldn't be any more added noise than what the AA Highway already has. Kubota hours are 8am to 5pm Monday thru Friday, 8am-12pm on Saturday and closed on Sundays. Question about the hook up for sewage going in under the AA Highway, the hole should only be there for roughly about a week. They are concerned about there being more traffic, and they were told there shouldn't be any more traffic than is already there. They had a question about a turn arrow being put in, Cindy advised the Kentucky Transportation Cabinet has been sent plans for the site to be reviewed by them.

Nick Reitman closed the public hearing at 7:32.

MOTION: Michele Nelson made a motion to approve the site development plans for Kubota dealership with a variance for an enclosed gravel equipment lot according to the staff report, seconded by Sam Ruebusch. All in favor, the motion passed 4-0-0.

Zoning Regulations for Medicinal Cannabis: Mike Duncan presented a slide show, see attached.

Mr. Plummer advised that within the first year the governor will be issuing 48 dispensary licenses, split between 11 different districts. Each district has roughly 11 counties and each district will have 4 licenses possible, and only 1 can be located in 1 county. Even if we pass zoning regulations and the council approves it, we may not get any, but we would be prepared for it.

There was a brief discussion about their options and what other cities are going to do. Mr. Duncan explained they would only be regulating the time, place, and manner. Recommended that dispensers be zoned in highway commercial, and everything else would be kept industrial. This will be presented to Council and if they want to move forward, they will bring it back to the Planning & Zoning Commission to come up with plans for time, place, and manner.

APPROVAL OF MINUTES – April 16, 2024

MOTION: Sam Ruebusch made a motion to approve the minutes of April 16, 2024 meeting, seconded by Adam Lisowsky. All in favor, the motion passed 4-0-0.

VISITORS AND GUESTS – Mayor Andy Schabell introduced Patrick Blair as the new Council member.

UNFINISHED BUSINESS - None

INTERNAL BUSINESS

City Council Report: This Saturday May 11 will be our Alexandria Business Showcase, briefly spoke about the event.

Correspondence: Mrs. Snyder welcomed the commission to walk in the Memorial Day Parade hosted by the VFW on May 26. Mr. Reitman advised the scheduled meeting for Tuesday, May 21, 2024, will be cancelled due to training.

ADJOURNMENT

MOTION: Adam Lisowsky made a motion to adjourn, seconded by Michele Nelson. All in favor, the motion passed 4-0-0. Meeting adjourned at 8:21p.m.

Attested to and submitted by:


Stephanie Tarter, City Clerk

Dated 6/4/24


Nick Reitman, Chair

Dated 6-4-24