



## PLANNING & ZONING MEETING Minutes of August 6, 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:	Sonny Markus	Nick Reitman	Michael McGrath
	Sam Ruebusch	Randy Nehus	Michele Nelson
	Adam Lisowsky		

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

### NEW BUSINESS

**11 Viewpoint – Ordinance 2020-01 Amendment:** David Plummer gave an introduction of the change being requested for 11 Viewpoint from what was agreed to during the rezone change to Highway Commercial (HC) of professional office space. The applicant, Chuck Pfaehler would like to allow a batting cage and golf simulation business. Randy Nehus asked the question regarding having alcohol at one location while there are students there. It was explained that the two businesses have separate entrances, and they are separate from one another. Each business would have its own entrances and restrooms.

Sonny Markus brought up the question regarding the limited parking for all those businesses. There was concern regarding parking and whether the parking was sufficient to accommodate everyone and want to avoid parking overflowing to Viewpoint Dr and impacting the residents. The Commission are in favor the business types but are concerned about parking. The batting cages will be limited to private lessons and not open to the public. They would like to add the stipulation of more parking later if it becomes an issue and Mike Duncan pointed out, additional parking is already in the stipulation of the zone.

**MOTION:** Adam Lisowsky made a motion to remove the language, “all additional uses in the HC zone are excluded” and replace “plus any additional uses of a similar nature” with “plus any additional uses of a commercial”, seconded by Michele Nelson. All in favor, the motion passed 7-0-0.

### Public Hearing:

**To hear and gather evidence and public comment regarding approval of site development  
Plan for a convenience store and gas station.**

- i. **Southwest corner of Main Street & US 27 (999-99-26-066.00)**

Nick Reitman opened the public hearing at 7:20pm.

Cindy Mentor walked through the staff report (see attached), prepared by Campbell County Planning & Zoning, with the board members. The developers will be required to install a deacceleration lane on US 27 and the signals will also be revised for the Main Street & US 27 intersection. Nick Reitman asked about adding an acceleration lane for folks entering US 27 from the right out only exit. Randy Nehus asked regarding the number of parking spaces and wondered if they needed all 50 and would lowering the number help reduce the size of the retention pond and help with the other undeveloped parcel. There was also a question regarding the entrance and whether it would be shared with the other parcel that is yet developed.

Casey Abney, Jeffrey R. Anderson Real Estate: Mr. Abney introduced the team, Michael Huber, Dinsmore & Shohl, John Beyer, Beyer Becker, civil engineer, and Lisa Corpus, WaWa. He reported that the traffic study has been approved by KYTC and is under review for permit. He answered a few of

the questions that were brought during the introduction; reducing the parking would have no impact for the undeveloped parcel due to the size of the parcel being able to accommodate all the approved uses for the Highway Commercial zone. WaWa has over 1000 stores and has a good understanding of the needed parking for their business.

There was concern expressed regarding the entrance off Main Street being shared by a second business and sufficient clearance for traffic flow as well as concern regarding screening along the entrance from the residential area. Mr. Abney explained the width of the drive aisle was made bigger to account for the shared entrances and due to that area being owned by Duke they would have to have approval from Duke to put in extra screening. Nick Reitman asked, if Duke agreed, would the applicant install additional screening. The applicant requested the city provide a letter of support they could submit to Duke with the request. There was also discussion concerning the screening between the development and the houses on Spillman. The trees would be just for aesthetics and not much for sound. There is differing topography and that would help with sound as the houses sit above the elevation of the development.

The question of the acceleration lane was addressed, and the improvements were determined by KYTC and what they submitted was provided to them by KYTC. The commission would like to see an acceleration lane added to help with traffic flow into live traffic. There was concern because the speed increases in that area and future development will continue to the south and they would like to address issues before they arise. The developers are not opposed to looking into adding that acceleration lane, but it is subject to the approval of KYTC.

There was a question regarding the pickup window and whether there will be a loudspeaker on site. Mr. Abney explained that the window is solely for orders made online, there will be no menu boards or loudspeakers on site other than safety speakers required for gas stations.

Lisa Corpus from WaWa gave an overview of their business and how their food sets them apart and they are also family and employee owned. All employees are also owners of the business, they receive bonuses and an employee stock ownership program. They also give back to the community through their Hope, Hunger and Hero programs. They also partner with local food pantries and schools for their food share program. They want it to be the daily neighbor stop for convenience. Even though they will have fresh food options like hoagies, salad, soup, coffee, smoothies, etc, they will not have indoor seating.

The email from Carol Baker, owner of a home on Spillman, submitted public comment via email and should be made part of the public record.

**Earl Woeste, 1096 Moreland Drive:** He expressed concern with having two parcels using the one light at Main Street to head north on US27 and the extended wait time that could create. Mr. Abney pointed out the improvements they will have to make to the intersection, adding a double turn lane on each side and split phase lighting. Mr. Woeste would also like to see the acceleration lane added to the right out only exit onto US27.

There was concern on how quickly KYTC will respond to a request to alter the timing of the lights at the intersection if things become an issue. Current traffic patterns were discussed regarding morning traffic during the school year. There was a question regarding the light, it will be split phase light to allow for traffic flow.

**Bryan Waldmann, 8271 West Main Street:** He asked about the vegetation and if there would be physical screening material; the screening will be only vegetative, no physical walls or fencing. He also asked if the detention pond will hold water continuously as he has small children, and the detention pond is close to his property. It was explained the area would be mainly grass except for right after a heavy rain. He asked about the lighting and how he would go about recommending a lighting change if it is a problem for his property. He could call the city and hopefully the applicant would work to fix the



issue. He also asked about a sidewalk and if there would be one at the entrance off Main Street or strictly vehicle traffic. Due to the restrictions set by Duke, it will be vehicle traffic only.

There was general discussion regarding how the lighting has been altered throughout the plan and while they can do minor adjustments to the direction of the light after they are installed, placement of the light poles would need to be determined prior to the plans being finalized.

Nick Reitman asked about whether a barrier would be installed to prevent vehicles from turning left out onto US27 at the right in/right out. There will be a raised median to prevent vehicles from being able to turn left out onto US 27 at that exit, there will not be a barrier installed on US 27.

Michele Nelson commented on how everyone has done a good job of trying to mitigate all issues on the front end. The commission thanked the applicants for the detailed set of plans that were submitted.

Mayor Schabell shared how he does not want another gas station, but he does believe this is a gas station but rather a convenience store which Alexandria does not have. All the WaWa's he has ever visited have been very clean and well maintained.

Nick Reitman closed the public hearing at 8:19pm.

Plans are well detailed, and it seems to address the concerns they have and the things that have been issues in the past. Nick Reitman expressed his biggest concern is the acceleration lane on US27.

**MOTION:** Adam Lisowsky made a motion to approve the proposed site development plans subject to final engineering reviews from the city engineer, utility agencies and KYTC, including a recommendation that KYTC review a southbound acceleration lane be considered at the exit to US 27, seconded by Sonny Markus. All in favor, the motion passed 7-0-0.

#### **APPROVAL OF MINUTES** – June 18, 2024

**MOTION:** Sam Ruebusch made a motion to approve the minutes of June 18, 2024, meeting, seconded by Randy Nehus. All in favor, the motion passed 7-0-0.

#### **VISITORS AND GUESTS** – None

#### **NEW BUSINESS**

**Conditional Uses in Highway Commercial:** Mr. Reitman asked whether it would be a good idea to make gas stations conditional use within the Highway Commercial (HC) zone. Sam Ruebusch suggested giving a space limit. There was general conversation regarding zoning and how to control what comes into the city and how the city develops. Cindy Minter gave an overview of the city and how things are zoned currently, and which parcels are garnering interest. There was a lengthy discussion regarding how the commission can protect the city from what comes into the city and to be able to have more management controls.

There was a conversation regarding the expansion of 536 from Kenton County over to Campbell County. The expansion of 536 is in the Comprehensive Plan for Campbell County. This is the first time money has been budgeted for the Campbell County side of the project for right-of-way acquisition. The expansion will open the southern side of the county and hopefully alleviate some of the traffic on US 27.

The commission would like to continue the conversation regarding zoning controls so they can best address the concerns of the residents. Mike Duncan advised the commission they will also need to look at text amendments regarding cannabis as Council did vote to put it on the ballot.

#### **UNFINISHED BUSINESS** –

#### **INTERNAL BUSINESS**

**City Council Report:** They have been discussing the New City Campus and medical cannabis. He encouraged folks to watch

**Correspondence:** Cold Spring Pointe has moved a lot of dirt, and they will need to do some blasting to move more, and they are working through the plan to get that approved.

**ADJOURNMENT**

**MOTION:** Michele Nelson made a motion to adjourn, seconded by Sam Ruebusch. All in favor, the motion passed 7-0-0. Meeting adjourned at 9:09 p.m.

Attested to and submitted by:

  
Stephanie Tarter, City Clerk

Dated 8/20/24

  
Nick Reitman, Chair

Dated 8-20-24