



CONFIDENTIAL

PLANNING & ZONING MEETING Minutes of August 20, 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:	Adam Lisowsky	Nick Reitman	Sam Ruebusch
	Randy Nehus	Michele Nelson	
Absent:	Sonny Markus	Michael McGrath	
Also Present:	Megan Snyder, Administrative Clerk	David Plummer, City Administrator	
	Cindy Minter, CC Planning & Zoning	Andy Schabell, Mayor	

APPROVAL OF MINUTES – June 18, 2024

MOTION: Randy Nehus made a motion to approve the minutes of June 18, 2024, meeting, seconded by Michele Nelson. All in favor, the motion passed 5-0-0.

VISITORS AND GUESTS – None

NEW BUSINESS – None

UNFINISHED BUSINESS –

Zoning Controls on Commercial Uses: Mr. Plummer advised that it may be a good time to start thinking about Main Street as business starts coming into the area and what would like to see goes in there. Cindy Minter gave a brief explanation as to what they could do to possible limit businesses coming into the city. Gave some directions on possible tightening are outside displays, looking into landscaping especially when it is adjacent to residents, looking at growth that would provide employment opportunities. There needs to be some kind of anchor to get people into the old town area and protect it.

Randy Nehus believes that we shouldn't be preventing gas stations from going in on 27 and Main Street, mentioned it would be the first gas station you would come to coming from the North. Mrs. Nelson stated it is important to consider what the residents are saying. Mr. Nehus gave a quick rundown on what the city currently has.

Mr. Plummer explained a little further what we could do to limit certain businesses, so that you don't have to deny any of them. There was the question of whether the city could put funds up to help businesses start up in Old Town. Mr. Plummer advised that there are resources out there that could help.

There was a discussion regarding putting more businesses on 27, and the traffic flow. Mrs. Minter advised that we could require additional things from the incoming business but there are limits. Have conditional uses to have that extra level of protection and have zoning ordinances. There was a question regarding this area and what kind of conditional use they could use.

Make improvements to comprehensive plan, working on key areas one at a time. Mr. Reitman asked how we can get the ball rolling on improving the comprehensive plan. Mrs. Minter advised they will need to have a lot of discussions, maybe some visual from other communities as well. She mentioned our zoning codes and which ones to investigate first.

Andy Schabell advised that if medical cannabis is passed that there need to a discussion on the conditional uses for it. Cindy advised that this discussion needs to happen sooner rather than later, the language needs to already be established before it is passed.

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MOTION: Michele Nelson made a motion to open a case to make a text amendment to address zoning ordinances based on medical cannabis, seconded by Sam Ruebusch. All in favor, the motion passed 5-0-0.

MOTION: Adam Lisowsky made a motion to open a case make a text amendment to establish neighborhood commercial, seconded by Randy Nehus. All in favor, the motion passed 5-0-0.

Treasurer's Report: Randy presented the CT Consultants bill dated August 8, 2024, invoice number 240283-1.

MOTION: Adam Lisowsky made a motion to pay CT Consultants bill, 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 months of June & July.

City Council Report: Mayor Andy Schabell advised that most of their time is with the new city building, lots of discussion are happening regarding it, and that it is moving along in the right direction. Mr. Plummer added that we are working on preparing the tax bills, the tax rate is staying the same as last year.

Correspondence: Mr. Plummer advised that KY District 6 is not going to require Wawa to put in an acceleration lane at this point, Duke has turned down the additional landscape on the drive as well that was requested by us.

Mrs. Nelson questioned if they could question that traffic study done, she was advised that you could fund your own traffic study done by a 3rd party to attest it. Mrs. Minter advised that acceleration lane will be going in the future when that second lot is developed.

ADJOURNMENT

MOTION: Michele Nelson made a motion to adjourn, seconded by Sam Ruebusch. All in favor, the motion passed 5-0-0. Meeting adjourned at 8:16p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 10-1-24



Nick Reitman, Chair

Dated 10-1-24