



PLANNING & ZONING MEETING Minutes of December 17, 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:	Michael McGrath	Nick Reitman	Sonny Markus
	Randy Nehus	Michele Nelson	Sam Ruebusch

Absent: Adam Lisowsky

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

NEW BUSINESS –

Public Hearing:

To hear and gather evidence and public comment regarding a zoning text amendment related to cannabis sales.

Nick Reitman opened the public hearing at 7:01pm.

Kirk Hunter presented the staff report, prepared by Campbell County Planning & Zoning, see attached.

Mr. Reitman stated he would like it treated like alcohol stores, like the distances. There was a question about recreational use, they were advised that would have different regulations. They are good with the recommended distances with a conditional use to have control over it. There is only one site currently for dispensary that won the lottery. We currently do not have any industrial zones for cultivators or producers. There was a question on if the dispensary has a time frame, Mr. Plummer advised the information he has received it will likely be March, April or May timeline for the individual that's won the lottery for here in Alexandria.

Brief conversation regarding hours of operation if that is something they need to decide on right now, they were advised they have time to do a study. Would like their hours of operations to be 8am – 10pm if it is needed.

MOTION: Sam Ruebusch made a motion to approve the text change in the highway commercial zone to make medicinal marijuana dispensaries a conditional use with the four distance conditions, and then made a second motion to make the cannabis cultivators, producers fall into the industrial zone as a conditional use, they are accepting the staff recommendations with the definitions. Seconded by Sonny Markus. All in favor, the motion passed 6-0-0.

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

APPROVAL OF MINUTES – October 1, 2024

MOTION: Michele Nelson made a motion to approve the minutes of August 20, 2024, meeting, Randy Nehus seconded by. All in favor, the motion passed 6-0-0.

VISITORS AND GUESTS – None

UNFINISHED BUSINESS –

There was a question if they are still looking into big box stores and gathering ideas. Mr. Plummer advised they need to be looking into the provisions in the zoning code.

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 October & November.

City Council Report: Mayor Andy Schabell gave a reminder that cannabis was on the ballot in November for Alexandria, and it passed, in fact it was on 53 counties and 53 cities in the state of Kentucky and everyone one of them passed. Also advised they are busy with the appointments to the boards; the Planning and Zoning Commission are losing 2 individuals. Adam Lisowsky is resigning, and Michael McGrath is going to the City Council, leaving 2 openings. Mr. Reitman and Mayor Schabell have two interviews tomorrow to fill the spots. He is happy with everyone that we have, and he appreciates all the work that they do. Gave a quick update on the City Building, stating that we should start seeing some equipment there maybe this week, or next week, and moving dirt sometime in January.

Correspondence: Stated Kubota Dealership moving along nicely. Question on when Wawa will start moving dirt, have noticed there are flags up for the utility lines. There was a question about updates on the old roller rink building and the conversion of that. They were advised that the gulf simulator Birdie Bound is having their ribbon cutting this Friday at 3pm, and batting cages have been open, but they are only open by appointments.

ADJOURNMENT

MOTION: Michael McGrath made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed 6-0-0. Meeting adjourned at 7:36p.m.

Attested to and submitted by:


Stephanie Tarter, City Clerk

Dated 1/7/25


Nick Reitman, Chair

Dated 1-7-25