



PLANNING & ZONING MEETING Minutes of April 1, 2025

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: Randy Nehus
Sam Ruebusch
Sonny Markus

Nick Reitman
Dave Downing

Michele Nelson
Tony Webb

Also Present: Stephanie Tarter, City Clerk
Cindy Minter, CC Planning & Zoning

David Plummer, City Administrator
Mike Duncan, City Attorney

NEW BUSINESS

Public Hearing:

To hear and gather evidence and public comment regarding a zoning map amendment for a 18.71-acre lot located at 999-99-25-205.00 (Alexandria Pike) from Residential One D (R-1D) to Highway Commercial (HC)

To hear and gather evidence and public comment regarding a zoning map amendment for a 3.24-acre lot located at 999-99-24.366.00 (7940 Alexandria Pike) from Residential One D (R-1D) to Highway Commercial (HC)

To hear and gather evidence and public comment regarding a development plan for a grocery store, fuel station and two outlots located on 39.55-acre lot east of Commercial Circle and 3.24-acre lot located at 7940 Alexandria Pike.

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

Cindy Minter gave an introduction regarding the public hearing stating the commission would hear all three cases and then make their decision at the end.

Ms. Minter reviewed the items in the staff report (see attached). She reviewed the two parcels that are up for a rezone change from residential to highway commercial. She touched on the areas around the development and also pointed out a few major utilities that act as barriers to the site.

She referenced the Commissions, Goals and Land Use Development Goals that are laid out in the current Comprehensive Plan; those need to be considered in the review and decision of the zoning map amendment.

She then reviewed the site development plan for Kroger in order for the commission to make an informed decision. (see attached presentation). She briefly reviewed the landscaping plan and the variances the applicant is requesting that differ from the zoning requirements. They have also asked for variances from the zoning requirements for signage height and the number of variable message signs (LED/digital signs). They are asking for a variance from the number of off-street parking, from 13 to 3, because while it is a large site it is not a warehouse, and 13 loading docks would not be necessary. They will not have multiple dumpsters on site as they have a trash compactor in the back of the building, but they will have a dumpster at the fuel station.

She then reviewed the staff recommendation to approve the zone changes for the 18.71-acre lot and the 3.24-acre lot. She then reviewed the staff recommendation for the Kroger site development for things to approve and deny.

Tom Fischer, Attorney for the applicant: He thanked Cindy for her extensive review of the project.

Greg Dale, McBride Dale Clarion: They are the zoning consultants on behalf of Kroger. Mr. Dale offered some rebuttals regarding the staff recommendation regarding the signs. He first addressed the main monument sign as it is the main sign for the campus, and they believe the extra two feet are needed and the digital fuel sign should be there for the traffic traveling south so they know the price of the fuel. The monument sign at the fuel station is needed as well for the traffic traveling north and the digital signs on the canopy are needed to compete with the Speedway gas station.

Several of the commission were not in favor of the digital sign on the main monument sign as it takes away from the other businesses and they noticed there are not enough spaces allocated for the current tenants of the Jolly Town Center. It was also pointed out the proposed sign is smaller in square footage than the existing center.

Sam Ruebusch asked if another entrance and egress could be added to the site plan that would connect to the drive in between O'Reily's and Tractor Supply. Ms. Minter stated the development of that would be a burden on the applicant, but they could request that there be a space reserved for the future on the final development plan.

Scott Trenkamp, Thomas Graham Associates: He spoke to the access points and how they looked at multiple different options, but the topography of the site is a challenge.

There was a conversation regarding the fuel station landscaping plan and sign and measures should be taken to ensure there is a clear line of sight at the exit. Mr. Dale said they will look at that and make adjustments to the placement.

There was a question regarding the traffic study and when that would be finished; Mr. Dale reported it is still ongoing, the traffic counts have been completed but are not so far along that they cannot address the issues brought up. Their timeline is to submit the traffic study to KYTC at the end of April. KYTC will likely have recommendations of their own. There were further questions from the board regarding the right-in, right-out entrance at the fuel station and what other improvements would be made to 27 to help with traffic; Mr. Trenkamp reported they will have to wait until they receive the recommendations from KYTC.

Sam followed up with a second egress that would help to alleviate the traffic that would stack up on the site and block access to the other business in the Jolly Center. Mr. Nehus also spoke to the fact that there is only one way in and one way out of the Kroger and if there is an accident then there is no way out for others. The commission asked if it was possible to make the entrance wider so that it is 4 lanes all the way from Alexandria Pike to the Kroger site. Mr. Trenkamp stated they could speak with the Fire Department from a safety perspective. They mentioned that the current entrance is 48 feet wide and their access route to the Kroger site will be 3 lanes wide.

Ms. Minter informed the commission; they can require that the traffic study be presented to the Planning Commission once it is completed and KYTC has issued their recommendations.

The Kroger Civil Engineer explained that the utility easement was an issue due to topography and the current placement of the power lines there is also a wetland area in that space.

Jeff Trauth: He asked why they want to destroy 20+ acres to put in a grocery store when there is one just 3.10 miles down the road to the Meijer and there are 5 gas stations in Alexandria. He does not understand why they are wanting to destroy the land because once it's gone, you can never get it back.

Darren Watson: He recommended putting something further south, he stated the traffic will get worse especially when the Bridge lets out on Sunday. He believes it would make more sense to go further south or place it on the other side of 27 for those who want to shop on the way home.

Melanie Baker: She is concerned about the additional traffic and congestion; she is concerned and how it will impact the Middle School and the safety of the children. She has concerns regarding the Fire Station and their ability to respond to calls and being impeded. She also encourages looking further south as it is needed there.

Steve Galbavy: He too is concerned about traffic and agrees there is no need for a new grocery store. He was concerned regarding a second exit going out onto Poplar Ridge as there is already a lot of traffic on that street as well. He asked about the traffic study and how that works and when that would be finished. He commented, it is already difficult to exit out of the side streets right now out on to 27. He asked about the outlots and what would be proposed for those two and how that would impact the traffic; right now, nothing is proposed for the outlots.

David Barone: He spoke in favor of the development of the Kroger, he stated the city needs to support the residents as the city grows. He stated the residents are taking their tax dollars to other cities rather than investing in Alexandria. He stated everything matches the Comprehensive Plan and the traffic lights pace the traffic. He believes this is a positive change for the city and Alexandria is no longer a small town. If residents don't want to see development, then they need to purchase the land and sit on it.

Cynthia Polatka: She asked about the landscaping and how there is a conflict with the requirements set forth in the zoning requirements. Kroger is purposing twice as many pumps as the location of Cold Spring and believes the lighting and how that will be intrusive. She asked what will happen to the Speedway if it closes. She also asked why they are not restricting what can be built on the outlots for this development like they did for the Elevation Apartments.

Mike Hertenberg: He has issues with the traffic not being addressed and the fact that the outlots have not been established and that will add to the traffic.

Danielle Hyman: She asked how common it is to have a presentation without a completed traffic study and traffic is already an issue. She is concerned that folks will cut through Washington adding to that traffic as well.

Matt Short: He is in favor as the city Kroger, they are the 25th largest store. He believes that the Commission is holding all of the cards and should get the most out of the development.

McKinlee Miller: She is in favor of the development and believes this site is better than in Cold Spring and has some concerns with a Poplar Ridge entrance and further south is not an option because of the infrastructure.

Sonny Markus commented that a lot of their decisions will hinge on the traffic study and questioned whether they could move forward.

Cindy Minter summarized; the board would like the developer to come back before the board for further examination after the completion of the traffic study and are requesting the traffic study be expanded to include the internal circulation of Commercial Circle.

Ms. Minter reviewed the signs; the Zoning Ordinance allows for a monument sign to be no more than 10 feet tall, but because it is in combination with the Jolly Town Center the overall square footage can be 100 square feet, the proposed sign is 12 feet tall and only 82 square feet. The fuel station monument sign will need to be moved due to line of site issues along with the landscaping along US 27. Also, a variable message sign cannot be more than 50% of the sign and per ordinance a development can only have one per site. Mr. Reitman asked the applicant if they would be willing to forgo the monument sign at the fuel station but keep the ones on the canopy, due to the line of site issue; the applicant would not be in favor of that. Ms. Minter also asked if they had approached Empress Chili to do a combination sign at their site; they have not approached the owners.

It was asked if the south outlot could have access added out of it out on to Commercial Circle. Mr. Trenkamp stated that the topography is not conducive to that due to grading, they would lose most of the outlot in order to place an exit there.

Ms. Minter shared some options for ways to move forward, first to approve or not approve the zone changes, and then if they approve of the zone changes, they can decide what to accept now and what to postpone.

Nick Reitman closed the public hearing at 8:59 pm.

MOTION: Sonny Markus made a motion to approve the zone change and submit to City Council for approval, the 18.71-acre portion of Parcel PIDN 999-99-25-205.00 from Residential One D (R-1D) to Highway Commercial (HC), the existing zoning classification is inappropriate, and the proposed zoning classification is appropriate given its location, access and scale of commercial structures within the vicinity, seconded by Tony Webb. All in favor, the motion passed 7-0-0.

MOTION: Sonny Markus made a motion to approve the zone change and submit to City Council for approval, the 3.41-acre lot of Parcel PIDN 999-99-24-366.00, 7940 Alexandria Pike, from Residential One D (R-1D) to Highway Commercial (HC); the existing zoning classification as residential does not align with the Comprehensive Plan, the proposed commercial zoning classification does align with the Comprehensive Plan, seconded by Sam Ruebusch. All in favor, the motions passed 7-0-0.

There was some discussion regarding whether to table the approval until after the traffic study is complete. The Commission could approve portions of the site plan but ask the applicant for amended plans for the signs and traffic flow.

MOTION: Sam Ruebusch made a motion to approve the site development plan of the grocery store, fuel center and two outlots with the following conditions:

a. The scope of the traffic study be expanded to address line of sight, internal circulation to the site and possible

connectivity to adjacent properties. The study shall come back to the PC for further review following KYTC recommendations.

- b. Utility designs and easements be completed and approved by the applicable utility agencies
- c. To accept the proposal for an alternate docking and forgoing the prescribed 13 loading docks.
- d. To allow the maximum allowable building wall signage to be spread over multiple locations on the same façade.
- e. To allow building wall signage on both the south and west facades on the grocery store due to the orientation of the building and the access drive.
- f. The signage plan shall be amended and resubmitted to the PC addressing the fuel canopy signs.
- g. To accept the proposal of the freestanding pickup signage for safety reason, forgoing the need to be no taller than 3 feet in height and 3 square feet in area.
- h. To allow a flat roof on the fuel canopy.
- i. To allow integral color Concrete Masonry Unit as the primary material on the Kroger store.
- j. To forgo foundation landscaping on the store and fuel kiosk due to the heavy traffic area.
- k. To allow the development center sign to include fuel pricing not to exceed 50% of the sign area on both sides with an allowance that the sign be no more than 82 sq ft in total and no more than 12 ft high.
- l. To acknowledge the "cart" as artwork throughout the site.

The motion was seconded by Dave Downing. There was a roll call vote, Dave Downing -Yay, Sonny Markus-Yay, Michelle Nelson-Yay, Nick Reitman-Yay, Randy Nehus-Nay, Sam Ruebusch-Yay, Tony Webb-Yay. The motion passed, 6-1-0.

APPROVAL OF MINUTES – February 18, 2025

MOTION: Michele Nelson made a motion to approve the minutes of February 18, 2025, meeting, seconded by Tony Webb. All in favor, the motion passed 7-0-0.

VISITORS AND GUESTS – None

INTERNAL BUSINESS

Treasurer Report: Randy Nehus presented a bill from Ziegler & Schneider Invoice #382 for \$390.00.

MOTION: Sonny Markus made a motion to approve to pay the bill, seconded by Sam Ruebusch. All in favor, motion passed 7-0-0.

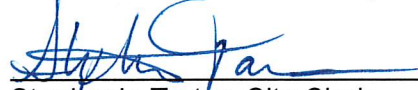
P&Z Permit Report: A Planning & Zoning permit report issued by Campbell County Planning & Zoning for the City of Alexandria was provided for the month of February.

City Council Report: Mayor Schabell thanked everyone for their service, there is a council vacancy, and folks can apply until April 11, 2025. He also reported there will not be a council meeting on April 3.

ADJOURNMENT

MOTION: Michele Nelson made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed 7-0-0. Meeting adjourned at 9:45 p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 5/6/25



Nick Reitman, Chair

Dated 5-6-25