



PLANNING & ZONING MEETING Minutes of June 3, 2025

Chairperson Nick Reitman opened the regular meeting at 7:02 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present:	Nick Reitman Sonny Markus	Michele Nelson Dave Downing	Tony Webb
Absent:	Sam Ruebusch	Randy Nehus	
Also Present:	Megan Snyder, Administrative 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 development plan for a residential conservation development with a variance for lot width located on 31 acres at 1671 Grandview Road.

Nick Reitman called to order the public hearing at 7:04pm.

Cindy Minter, CC Planning & Zoning Director presented the site development plan, see attached presentation.

Nick Reitman had questions relating to the retaining wall.

Jeff Flaharty, Cardinal Engineering: He explained the retaining wall will be at the rear of the house and advised it would be on common property and the responsibility of the HOA rather than the homeowners.

Mr. Reitman expressed concern about the lot sizes; believes they are already small lots.

Rob Smith & McKinlee Miller, D.R. Horton, Inc: Representative of D.R. Horton spoke about the lot size, explained they originally had more than 46 lots but the more they progressed they realized it was a challenging site with so much topography. They found themselves losing density while adding cost and in order to make this project feasible they couldn't go down any more units than this given how costly the site has become. The sales pitch for this will be the beautiful view that people will get off their back deck rather than having a usable backyard.

Mr. Reitman questioned if it was feasible for them to go down to 45 units and keep the regular 60 ft lots. Mr. Flaharty explained they could go back to that lot size but that if they do that then the retaining wall would be the responsibility of individual homeowners rather than HOA. Further explanation showed all lots meet the area requirements, but they do not meet the width requirements. Mrs. Minter went on to say the developers are not asking for, nor are they being granted, a variance on the side yard setbacks; while the lot width is smaller, they are required to maintain the side yard setback which will result in a smaller house, so the distance between the houses will be the same. Mr. Smith advised these homes would cost around \$400,000.

Michele Nelson questioned if they have ever granted a variance like this before. Mrs. Minter advised they had some variances for the condominium-style homes, in Riffle Ridge there were some discussions about the setbacks, most of them occurring outside of the city limits. There was some discussion on the current lot size requirements.

They felt that it was important that the HOA be responsible for the retaining wall in its entirety and that the burden be shared by the entire subdivision rather than a few individuals. There was a question about the height of the retaining wall, they were advised the highest part would reach about 16 to 18ft, with the highest part being a very small part.

Mr. Smith added that they are thrilled to be in this municipality, they think Alexandria is a great market. They try to go into every city and make the best partners they can.

Judy Eads: Concern was submitted, see attached.

Steve Schuchter: He is concerned about D.R. Horton construction, that they have bad reviews about the homes they build. He also is worried about the added traffic, that it gets busy during the school peak hours.

Mr. Smith spoke about their reviews, stating they stand by their construction practices, and anyone is welcome to come to check out their construction here locally in Ohio. They are the largest home builder in the nation but have only been here in the region for about 6 years. The bad reviews are not about the local branch; they are ranked number 1 in the region with reviews.

There was a question about the high-pressure gas line running near the property, Mr. Plummer spoke briefly about the location of the pipeline, stating that TC Energy advised him it is crossing in the Brookwood subdivision. Shouldn't be on the path of Grandview Road and believes those are old renderings. (see attached)

Rick Carr, current owner: He gave a brief background on the property and why he is trying to sell the property. There is a housing shortage in the area, and he believes it is very fortunate to have this opportunity. He was questioned on his thoughts regarding the traffic; and he does not believe the added number of houses will make much of a difference.

Cathy Fisser: She had questioned why she is here and why they received the letter when she lives on Redbud. She was advised they are required that all adjacent properties to the development receive the letter. She mentioned there is traffic, especially during the morning when school is in, and putting more houses off that road will add to that traffic.

Jim Minning Jr: He asked if this would affect the value of their current home; it was stated the value of their home would rise. He added that traffic on Grandview Road is bad, and they run stop signs and speed.

There was a question whether there was going to be a connection road to Brookwood, and the developer stated for the record there would be no connection to Brookwood.

Alicia Mueller: She asked if she could formally have them request police reports on how many speed and blown stop signs, she noted, they lost their dog a month after moving in from someone blowing over the hillside. She would also like to know when the last traffic report was done in the area. Mr. Plummer will ask the Chief of Police for radar to be placed there to

conduct a traffic study, that way the city can start documenting some data in the area. She asked that the development be tabled for another 3 to 6 months in order for a traffic study to come forward, while school is in. Mrs. Mueller quoted items from Alexandria Comprehensive Plan Section Land Use & Development. She also quoted Alexandria Zoning Ordinance Section 3.25. Referenced items from Campbell County Comprehensive Plan about Physically Restrictive Development Area. She also quoted items from Alexandria Zoning Ordinance Section 3.28. Mrs. Mueller asked Mr. Carr if there has been any land clearing since he has owned the property, he advised her yes, there has been.

Mrs. Mueller was advised they are not rezoning, that this property is already zoned residential. Mrs. Minter advised Mrs. Mueller, from a comprehensive plan standpoint, you need to be looking at Alexandria Comprehensive Plan. Campbell County and Municipal Comprehensive Plan does not cover the jurisdiction within Alexandria city limits. Mrs. Minter also mentioned that the residential cluster development that is in the Campbell County Zoning is different from the residential conservation design that is in the Alexandria zoning, in the residential conservation design, it does not require a zone change. It is a permitted use within the R-1D zone.

Mr. Flaherty advised they are in RCD zone, which is allowed here in Alexandria. The Residential Conservation District has specific requirements in the Alexandria Code that they are following. He briefly explained the streams are protected, and how the sewer system and the detention pond work. He did advise that a lot of the things Mrs. Mueller spoke about will be addressed in the next phase of the development, where it will be submitted to SD1, which they have to follow very specific guidelines to make sure that they follow those drainage requirements. He also mentioned there will be a geotechnical study that gets submitted, the inspectors will be on site during all the earth movement.

Mrs. Mueller had questions regarding water stream channels. Mr. Flaherty explained all water streams are regulated by the Kentucky Department of Surface and the EPA, and they have requirements they have to follow. SD1 also have regulations that they must follow as well, and they have inspectors that regulate them.

There was a question if they were going to be bringing in outside material. Mr. Flaherty advised the plan is to not bring any outside material, there should be enough there.

Mrs. Minter advised that SD1 has been contacted, and they have confirmed there is an 8-inch water main that runs along Grandview. There is also a capacity reservation with SD1 for sanitary sewers that have been in place since April.

Mrs. Mueller quoted KRS 151 that was passed earlier this year. She asked that the commission make sure all those permits are pulled that are required from the developer.

Mrs. Mueller quoted Alexandria Zoning Ordinance Section 3.28 in reference to Retaining Wall Standards. She was advised that this would be an engineered wall. If an additional variance is needed, they would have to come forward with that at a later date.

Mrs. Mueller expressed her concern for the safety of the families that live along Grandview. She would like to see a recent traffic report, also more police stationed along that intersection as well. As for the conservation, she would like them to focus on if this is the correct use of a residential conservation development.

Shawn Riggs, City Engineer: He spoke briefly on the traffic study that was submitted today, see attached. He doesn't believe you will see that much of an impact on the traffic with this small development. He mentioned the issues with speeding and running the stop sign is a separate issue; that is an enforcement issue. To help with those things, the city could install a more visual stop sign, a bigger sign or a flashing stop sign, or advanced warning signs.

Bradford Stroup: submitted his concern, see attached.

Mr. Smith mentioned the traffic is always a concern in any new development but believes this will have a very limited impact. Now for running stop signs and speeding doesn't have anything to do with this project, that is more of law enforcement issue. Mrs. Miller stated they are strictly here today for the approval of the variance.

Dave Klein: He mentioned it is a nice quite place to live, he is worried about the noise coming from the site. He wanted to know how long this project would last, and how late they would be working in the evening. He was advised they would like to start this fall and start to finish would be roughly 18 months. Mr. Plummer mentioned the Code of Ordinance states they could start as early as 7 am and end around 8 pm, however they would not be working into the evening that late. Mr. Klein also questioned how they plan to support a 22 ft retaining wall, it was mentioned that it will be anchored from the backside.

Paul Sparks: He expressed his concern about additional traffic with this development, traffic is already bad, not so much volume as it is the speed.

Nick Reitman closed the public hearing at 9:26 pm.

MOTION: Michele Nelson made a motion to approve the conceptual site development plan that pertains to site width, changing it from 60ft to 55ft for 36 of the 46 lots per staff recommendation, not addressing the height of the retraining wall, the construction of the wall or sidewalks. This motion was seconded by Tony Webb, basing this motion on the testimony and information that was heard during the public hearing. There was a roll call vote, Tony Webb-Aye, Sonny Markus-Aye, Dave Downing-Aye, Nick Reitman-Aye, Michele Nelson-Aye. The motion passed, 5-0-0.

APPROVAL OF MINUTES – May 6, 2025

MOTION: Michele Nelson made a motion to approve the minutes of May 6, 2025, meeting, seconded by Tony Webb. All in favor, the motion passed 5-0-0.

VISITORS AND GUESTS – None

INTERNAL BUSINESS

Treasurer Report: Nick Reitman presented a bill from Verdantas Invoice #253356 in the amount of \$447.20 and bill from Ziegler & Schneider Invoice #284 in the amount of \$468.00.

MOTION: Tony Webb made a motion to approve to pay the bill, seconded by Dave Downing. All in favor, motion passed 5-0-0.

City Council Report: Question about how the city building is coming along, Mr. Plummer stated it's going and moving along, they are about 60% complete with site work, and that the footers have just started.

ADJOURNMENT

MOTION: Sonny Markus made a motion to adjourn, seconded by Tony Webb. All in favor, the motion passed 5-0-0. Meeting adjourned at 9:47 p.m.

Attested to and submitted by:


Stephanie Tarter, City Clerk

Dated 6/17/2025


Nick Reitman, Chair

Dated 6-17-2025