



PLANNING & ZONING MEETING Minutes of June 17, 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:	Nick Reitman	Sam Ruebusch	Tony Webb
	Sonny Markus	Dave Downing	
Absent:	Michele Nelson	Randy Nehus	
Also Present:	Megan Snyder, Administrative Clerk	David Plummer, City Administrator	
	Cindy Minter, CC Planning & Zoning	Mike Duncan, City Attorney	
	Andy Schabell, Mayor		

NEW BUSINESS

Public Hearing:

To hear and gather evidence and public comment regarding a development plan for a residential conservation development for up to 78 units with public improvements with variance for fence height located on 37 acres on Riley Road, north of Apple Blossom Lane.

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

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

Matt Maines, Dress: Thanked the staff for the report, and stated they are excited about this project opportunity. They were excited to meet the owner and find this land that fits Alexandria's underlying zoning and comprehensive plan. As far as the development schedule we are a built to order builder, they are for sale lots. They sell the lots to the owner, and they chose what footprint and style house they would want. It would likely be a 2 to 3 phase development, coming in going straight up that first cul-de-sac, with start development over this winter, paving it next spring. Houses range from 2,000 to 3,500 square feet, with anticipating the price would range from 360,000 to 500,000.

Mr. Reitman had a question about the retention pond, storm water, and just wants to make sure it is large enough to handle the runoff. Mr. Maines advised that they have to do a bit of grading to get that retention pond in, but with that site they are able to channel the water to where it would go naturally. They are creating a pretty sizeable detention basin that is going to handle storm runoff. Mr. Maines also mentioned that SD1 does a good job at staying on site during construction to make sure all erosion control measures are in place.

Mr. Markus had a question about green space. He was advised they are keeping a good amount of it, estimating about 30 plus percent. The HOA will be in charge of maintaining the open space. There was good amount of dumping on that site, they will have to grade them out. Typically, there is too much topsoil on sight, they keep on sight. There was a question about

sidewalks. They were advised they would be taking the sidewalks off the property grounds and going up toward the fairgrounds.

Mr. Ruebusch had a question about mailboxes that our currently on Riley Road and if those are affected in any way. There is enough ride way that they wouldn't need to move them, but they will be asking the post office for permission to move them to the other side in front of the actual homes. Lisa Bartlett did advise she has already received permission from the post to have her mailbox moved across the street due to it not being safe to walk across the street to retrieve their mail.

Jeff Traut: Submitted his opposing letter, see attached.

Kevin Barbian: Submitted his suggestion for sidewalks, see attached.

Sheli Wilson, Campbell County Schools Superintendent: Submitted their comments, see attached.

Chairman Nick Reitman advised that they are limiting it to 3 minutes for each speaker.

Mary Runyon: She is concerned about the green space behind her house on Apple Blossom, she would like to keep the green space and not sell that land behind her home to anyone. She doesn't want to see any more traffic, there is enough traffic going down 547 as it is, and that the black top is falling off where they tried to patch it. Questioned about the lights, if they will be shining into her front door. Also wanted to know what it would do to her property. She also had a question about who owned the property previously, and how much they got for it. She was advised it was owned by the Smith's family, and Mrs. Minter added that we are not privy to any type of sale agreement, until it's sold and listed with PVA, she believes this is under a sale contract. Mrs. Runyon would also like to know who did the school study, that she doesn't believe that. She advised she doesn't want Drees here.

Joey Rief: He had a question about the S curve, it they are going to do anything with the trees, that it is already a blind spot. Mr. Rief is only concerned about the visibility on the road. State will have to approve the curb cut or any improvements along Riley Road. He believes if they cut down some trees or bushes it would make it more visible as well.

Dean Hedger: He is concerned about the road falling in, the traffic from the tractor trailers and the speeding. We aren't going to be able to stop the development, just have to ask to make the street better for the community.

We can point out to the state about the trees and shrubs; Riley Road is not slanted for major repair. Mayor Andy Schabell spoke up about the truck traffic, and advised we are working with some individuals, we have vowed to work with state officials to get tractor trailers off that road. You have full support from council as well.

Jane Reis: She is concerned about the traffic, coming out of Carmel Lane already a problem. She was wanting to know if this was a done deal with Drees, and if they could complete a traffic study. She was advised they are under contract for the land; it's not a done deal until it's approved and they have all land approved. It was also mentioned that based on KYTC requirements a traffic study would not be necessary. Mrs. Maines did say that if there is a specific route that you would like the construction trucks to take, they can designate them a route.

Lisa Bartlett: She is worried about the traffic as well. She mentioned she has been talking with the state and the last traffic study was done in 2022. She stated they advised her they are not going to limit trucks on that road, that it is a state road, they bring goods and services to the community. Mayor Andy Schabell added local services would still be allowed to use that road.

Pat Hornsby: She mentioned the traffic issue is already a nightmare. She added the bend right there at Apple Blossom, you can't see coming out of there, that someone is going to get killed. She added trucks are definitely crossing the yellow line. She is concerned about the road falling apart, that something needs done about Riley Road.

Mr. Maines did state they are limited in what they can do to Riley Road, but what they can do is commit to clearing around that S curve on that part of the land. They can definitely cut back on the trees and clear up the shrubs on that part of the land to have more visibility.

Tom Fuldner: Concerned about the added traffic, if you hit it at the wrong time in the morning you will be sitting for a while.

Berny Branch: She is concerned about the visibility, you can't see what is coming around that bend, or up that hill. Traffic is a nightmare, and there are speeders as well.

Terry Pence: He is a pro development, he really wants to encourage they city to lobby the state because Riley Road is pretty bad, it's falling apart into that creek, and needs some work done badly.

Sarah Lang: She had a comment about the Drees Company in regard to their reviews and complaints from the BBB. She added that there is flooding on Riley Road, her yard becomes a swamp, she also doesn't want to stop wildlife from coming into the area. She doesn't want to see any more Bradford pear trees. She wanted to know what they are offering to the community. She mentioned we can't afford to lose that road, that it is already falling into the creek. She was asking if they will be sourcing local material, and how this is going to help the community, will they be able to walk on sidewalks to the fairgrounds, or old town, will there be bike paths.

Sharon Lang: She is concerned about the traffic, adding at least 150 cars to Riley Road. She is also concerned about the green space, loves the seeing the deer in her backyard. She wants to know if it would be possible to cut this project in half and have decent size lots.

Steve Kunkel: He agrees about the road falling apart, and the increased traffic. He believes the increased traffic is already due to all the other housing that's been built that's causing traffic in the city. He had a question about while the construction is going on what responsibility does drees have to keep Riley Road clean, because all that mud travel over that hill. He was advised developers normally keep the roads clean, that we haven't had many issues.

Pavel Zavyalov: He would like to oppose this development, he mentioned there is a health concern, maintaining the distance between residential buildings, densely built homes could create more problems, and spreading virus. Secondly, disruption of the environmental balance, and trees create fresh air for you. He is worried about the increase noise during construction. He mentioned the loss of livability.

Dave Bell: He believes sidewalks are a great ideal and cutting the trees down. He would like to see the sidewalks connect to old town and all the subdivisions. He also mentioned fixing that dip right off of Whispering Woods.

Gatlin Claiborne: He would like to add that he is opposing this project. He is concerned about the growth in general, he is against it. He works as a mailman in Florence and doesn't want it to start looking like it.

Helen Hill: She added that traffic is a nightmare, she has to run to be able to get mail. She doesn't like the fence, believes it disrupts the wildlife. She would like to know how long does each phase take, and how long will they have to deal with this. Wanting to know why we are not allowing small developers to come in and develop decent size homes. She stated she likes rural Alexandria because it's rural and not having people living on top of each other.

Ryan Hill: He stated he worked in the civil engineering and is familiar with architecture and he added companies like Drees, all they see is money and they don't care about the community. He believes it's unnatural, houses backside to Riley Road are unnatural, not like anything around it.

Ashley Figgins: She echoed same thoughts about the traffic and flooding. She is concerned about the entrance, if they could possibly move the entrance. She doesn't believe the letter the school provided is actual factual.

Alicia Mueller: She quoted KRS 100.243, she asked that they stick to our code and only allow them to have a 3ft fence. She questioned if this is the correct use of our Residential Conservation Development, she then quoted items from our Code Ordinance in reference to Residential Conservation Development.

Kevin Neltner: He has a question about the storm sewer, and who owned all the greenery around the property. He believes there is something else going on if they are sitting on all that property behind them.

Mr. Maines addressed some of the comments, as far as Drees reviews and reputation, he believes they have a very strong reputation in the area. As far as the price and size are concerned, these homes are not for everyone, there is a huge housing shortage, this gives them the ability to maximum the potential of the land, making them more affordable. The HOA doesn't allow certain things, and they will maintain the upkeep of the property. The HOA will own that land around the homes once Drees is out of there, so they wouldn't be able to build anymore back there. He added that they will try to go to bat and rally to the State to see if there can be improvements or some maintenance done on the road. He stated they will commit to clearing that corner to provide a better site distance. He mentioned the entrance will remain where it is because it maintains the site distance necessary. As far as the fence they think a 4ft one just looks and works better, and they could add breaks in it, but if code is a concern they can build a nice looking 3ft fence and landscape around it. He also added they could commit to sidewalks along the whole length of the property if that is what the county and city would like to do. He advised that the HOA would own the trees, and they don't use invasive trees. He explained how they are using the land, and SD1 will make sure everything is in place. We are building per Alexandria comprehensive plan and the underlying zoning. This project will roughly take about 5 years.

Nick Reitman closed the public hearing at 8:37 pm.

There was a discussion amongst the board. They do agree and would like to see the site plan to extend that sidewalk to the end of the development. Mr. Reitman believes they might run into a line-of-sight issue if they allow the 4ft fence. There was a question about how far the fence would be off the road, they were advised it would roughly be 8 to 10ft beyond the road for the right of way, and the sidewalk would be in the right of way. They did ask for breaks to be placed in the fence to allow wildlife to pass through.

There was question on if they are only voting on the fence itself. Mrs. Minter advised they are proposing a residential conservation development, so they would be moving forward with development, and added the board could accept or reject the variances. Advised the board if they chose to not move forward with the development, they would need to state their reasonings as to why it doesn't align with the zoning or the comprehensive plan.

There was a question about the landscaping. Mrs. Minter advised they currently have a conceptional landscaping plan, in the next phase they would get the plantings Appendix B of your zoning text and what kind of plants they can use. There was also a question regarding lighting. Mrs. Minter advised they would get streetlights, that are per Duke Energy's plan, and we wouldn't see that until the next plans.

There was a brief discussion about updating their current comprehensive plan, suggesting that they need to change their requirements for subdivisions.

MOTION: Tony Webb made a motion to approve the conceptual site development plan up to a 77 lot with the R1D zone using the RCD design, plan modified to include a sidewalk down the entire length of Riley Road along this property, and the development address the vegetation and line of sight along the entire stretch of Riley Road. This motion was seconded by Sonny Markus, 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, Sam Ruebusch-Aye, Dave Downing-Aye, Nick Reitman-Aye. The motion passed, 5-0-0.

MOTION: Dave Downing made a motion to deny the 48-inch fence applying D&E, based upon the evidence provided, developer will build a 36-inch fence with breaks for animal crossing. The motion was seconded by Tony Webb. All in favor, the motion passed 5-0-0.

APPROVAL OF MINUTES – June 3, 2025

MOTION: Sonny Markus made a motion to approve the minutes of June 3, 2025, meeting, seconded by Dave Downing. All in favor, the motion passed 5-0-0.

VISITORS AND GUESTS – None

UNFINISHED BUSINESS –

PZ-02-049 Text Amendment and Rear Setback Distances for Accessory Structures: Mrs. Minter explained she gave them material for the next meeting, for them to look over it for the July 1st meeting.

There was a question about if they can look at their comprehensive plan at the next meeting, regarding their subdivision's regulations. They are worried about developers are going to keep coming, and those lot requirements need to be bigger. Mrs. Minter advised them she will do some research and bring it back to them within the next month or so. Mr. Duncan advised them the developer could have legally put 4 houses per acre. There was a brief discussion about the current housing situation.

INTERNAL BUSINESS

Treasurer Report: Nick Reitman presented a bill from Ziegler & Schneider Invoice #285 in the amount of \$169.00.

MOTION: Dave Downing made a motion to pay the bill, Invoice #285, seconded by Sam Ruebusch. All in favor, motion passed 5-0-0.

P&Z Permit Report: A Planning & Zoning permit report was issued by Campbell County Planning & Zoning for the City of Alexandria for the Month of May

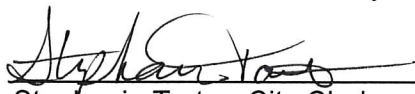
City Council Report: He thanked them for their time and taking these two back-to-back rough long meetings, he expressed his appreciation. He mentioned he and Mr. Plummer took a tour of the new building, and it is coming along and if they would like to take a tour to let him know.

Mrs. Mueller thanked the board. She added that she is not opposed to development, it's more so the density of the development. She asked if there were any updates about the development on Grandview. She was advised they have not received any updates. Mr. Plummer did say they completed a study this past Friday from the police department. They did not want to put out police before the study was completed. They agreed there are things to work on to improve the safety in that area.

ADJOURNMENT

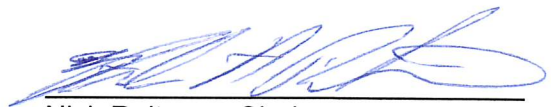
MOTION: Nick Reitman made a motion to adjourn, seconded by Tony Webb. All in favor, the motion passed 5-0-0. Meeting adjourned at 9:36 p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 7/1/2025



Nick Reitman, Chair

Dated 7-1-25