



## PLANNING & ZONING MEETING Minutes of July 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: Nick Reitman  
Dave Downing  
Sam Ruebusch

Sonny Markus  
Michele Nelson

Randy Nehus  
Tony Webb

Also Present: Megan Snyder, Administrative Clerk  
David Plummer, City Administrator

Andy Schabell, Mayor  
Cindy Minter, CC Planning & Zoning

### **APPROVAL OF MINUTES** – June 17, 2025

**MOTION:** Sonny Markus made a motion to approve the minutes of June 17, 2025, meeting, seconded by Dave Downing. All in favor, the motion passed 7-0-0.

### **VISITORS AND GUESTS** –

**Alicia Mueller:** She was checking if there were any updates on the proposed development on Grandview Road. She was advised there were no updates at this time.

### **OLD BUSINESS** - None

### **NEW BUSINESS** –

**Administrative Map Update Alexandria Pike & Sunset Dr:** Mrs. Minter advised them when they were working on the proposed Kroger, they noticed these were labeled something other than highway commercial. She stated there is no action required that this is more of a memo to let the board know they are making the correction on their behalf.

**Review Of Hillside Development Controls:** Mrs. Minter advised this is just for education purposes on your hillside development controls, a section in your zoning ordinances. She believes they will continue to see this discussion at future meetings. A good reference to think about would be Blue Roo Car Wash. Mrs. Minter walked the board through section 3.28 in Alexandria Zoning Ordinance, she would like the board to study this and spend some time on it to consider some changes to it in the future. She advised them they have received some questions about its interpretation.

**Comprehensive Plan Review:** Mrs. Minter advised them that every five years you want to look at your comprehensive plan, decide if it needs updates or not, but it is not necessary to do a full-blown update every five years. She believes they should look at their goals and objectives and then implement strategy. Mr. Plummer walked them through a comprehensive plan guide, see attached. He added they would like to see all subdivisions connected throughout Alexandria, you can always suggest more from the developers, you have the right to do that. Mrs. Minter added a lot of times they go ahead and initiate on the board's behalf, especially a traffic study.

Mrs. Minter advised that looking at your goals and objectives is a good place to start. She believes we don't have a case for mid-August if they wanted to take a look into this. Mr. Reitman asked the board what they would like to talk about. They would like to look at residential zones in their code.

Mrs. Minter advised them they do have a case for July 15<sup>th</sup> for a fuel station for Walmart, and some text changes.

## INTERNAL BUSINESS –

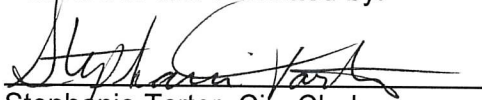
**City Council Report:** Mr. Schabell advised we updated the city's website, it is now .gov and not .org, still working on updating the emails as well. He is thankful to the board, wanting to review the Comprehensive Plan again, and thinks this is great time to revisit. Mentioned that social media has been a little tough on the board lately, but he doesn't believe it's right. He said he wants the residents to contact him if they have any solutions, he will not listen to someone who says that we should control who sells their land. He thanked the board again and said he would stand behind them.

There was a question about the new city building, Mr. Plummer advised it is coming along, the forms are going up, and we are on schedule. There was a question about the Kroger, they were advised there is no update for them.

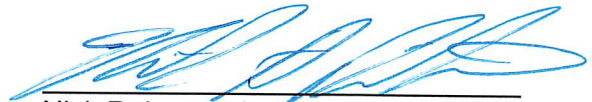
## ADJOURNMENT

**MOTION:** Sonny Markus made a motion to adjourn, seconded by Dave Downing. All in favor, the motion passed 5-0-0. Meeting adjourned at 7:57p.m.

Attested to and submitted by:

  
Stephanie Tarter, City Clerk

Dated 7-15-25

  
Nick Reitman, Chair

Dated 7-15-25