



PLANNING & ZONING MEETING Minutes of July 15, 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	Michele Nelson
	Sonny Markus	Dave Downing	Randy Nehus

Absent: Tony Webb

Also Present:	Megan Snyder, Administrative Clerk	David Plummer, City Administrator
	Cindy Minter, CC Planning & Zoning	

NEW BUSINESS

Public Hearing:

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

To hear and gather evidence and public comment regarding a site development plan for a fuel center located at 6711 Alexandria Pike.

Cindy Minter, CC Planning & Zoning Director presented the staff report with revised site plan, see attached.

Bradley Prichard, Kimley-Horn gave a brief background about himself, and that he has been working with Walmart for years on this dilation project. He believes they have 55 currently in design and infrastructure across the country. This is an eight-station fuel center with a walk-in convenience store. He added that they will be reconstructing the north entrance to Walmart. They will make a right-in and right-out turn at the north entrance only.

Nick Reitman believes this is the best spot for a fuel station, they are just making use of a parking lot that's not being used.

There was a question about the development schedule from start to finish. Mr. Prichard said they don't currently have one but would like to start by the end of the year if all goes well tonight. Mrs. Minter added that construction of a fuel station average about 12 months build time. Mr. Prichard added they will not start until they have finished their renovation inside the store, since they are using a good portion of the left parking lot while they are remodeling.

There was a question regarding the timing of the lights in that area. Mrs. Minter advised they should expect to see KYTC to continue working on the City's light timing and synchronize all the lights along US 27 near the shopping complex. She added that they are actively doing work on that, and they are planning on being done before the end of the year.

There was a question whether it is a full convenience store selling cigarettes, or beer. Mr. Prichard stated there will be a whole walking style store, but there will not beer or alcohol due to the daycare.

Jack Cooper: He was happy to see that it was going to be a right-in and right-out turn from the north entrance.

Nick Reitman closed the public hearing at 7:37pm.

MOTION: Sonny Markus made a motion to approve the proposed site development plans subject to final engineering reviews from the city engineer, utility agencies and KYTC, they also concur that due to the shared and collective parking on the that the minor reduction in parking is sufficient, based on the supporting documentation listed in the staff report, seconded by Michele Nelson. All in favor, the motion passed 6-0-0.

Nick Reitman called to order the public hearing at 7:40pm.

To hear and gather evidence and public comment regarding zoning text amendments related to vape store, tobacco store, and liquor stores.

Cindy Minter, CC Planning Director, presented the staff report, see attached.

There was a question as to why they removed tobacco retailers, there was some discussion about the tobacco stores being allowed by schools. The board agreed they would like to keep tobacco retailers there and to change the tobacco retailer's language to a business operation with at least 85% of sales dedicated to the sale of tobacco, tobacco devices, accessories, and/or products.

There was a question as to why they struck out minors being in those businesses, and they were advised it shouldn't be left to a zoning regulation, that it should be managed by the business owners.

Nick Reitman closed the public hearing at 7:57pm.

MOTION: Dave Downing made a motion to accept the text amendment as presented with the amendments discussed. Seconded by Randy Nehus, based on the supporting documentation listed in the staff report. All in favor, the motion passed 6-0-0.

To hear and gather evidence and public comment regarding zoning text amendments related to setback requirements for accessory structures.

Nick Reitman called to order the public hearing at 7:58pm.

Cindy Minter, CC Planning & Zoning Director presented the staff report, see attached.

The board agreed that they would like to see it 5ft setbacks instead of 10ft. There was a question about the additional living dwellings on the property, Mrs. Minter advised they do not currently have that language to allow that, but if they would like to add that language they could at a future meeting.

Nick Reiman closed the public hearing at 8:13pm.

MOTION: Sonny Markus made a motion to approve the text amendment of Article 3 of the Official Zoning Ordinance with option 2 modified from 10ft to 5ft. Basis for the recommendation is per the KRS 102.07 & 102.11, seconded by Randy Nehus. All in favor, the motion passed 6-0-0.

APPROVAL OF MINUTES – July 1, 2025

MOTION: Michele Nelson made a motion to approve the minutes of July 1, 2025, meeting, seconded by Dave Downing. All in favor, the motion passed 6-0-0.

VISITORS AND GUESTS – None

UNFINISHED BUSINESS –

Housing: Cindy advised she would like to see them take some training on housing on our lite night meeting on our Aug. 5th meeting.

INTERNAL BUSINESS

Treasurer Report: Randy Nehus presented a bill from Ziegler & Schneider statement #286 in the amount of \$1209.00.

MOTION: Dave Downing made a motion to pay the bill, statement #286 , seconded by Sam Ruebusch. All in favor, motion passed 6-0-0.

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 June.

City Council Report: Mr. Plummer reported that things have been quite in the city, and staff have been taking vacations. He also added that the city building is moving along, the retaining wall is complete, and they are taking all the forms down, you should start to see some masonry hit the site. The bond financing was approved and is already in the bank. A new city logo was discussed at the last council meeting.

There was a question about the shrubs and bushes being cut down along US 27 in front of the new city building site once the building is done. Mr. Plummer advised that they have not had that discussion but I'm sure there will be plans to clean some of that up in the future.

Correspondence: Mr. Reitman stated they will have a vacancy to fill, as Michele has decided to leave the board, because her life has gotten busy. Mrs. Snyder mentioned they have received a few applications back so far.

EXECUTIVE SESSION

MOTION: Dave Downing made a motion to go into closed session pursuant to KRS 61.810(c) for discussions of pending litigation against the city and its agencies including the Planning Commission arising out of a recent decision of the Planning Commission. The City of Administrator and the City/County Zoning Administrator are requested to attend in order to provide background and strategy for handling the lawsuit; and the City Attorney will be available to join via telephone to discuss legal strategies and to give legal advice. No action tonight will be taken as a result of this Executive Session, seconded by Randy Nehus. All in favor, the motion passed 6-0-0. Executive Session began at 8:22pm.

MOTION: Dave Downing made a motion to return to Regular Session, seconded by Sam Ruebusch. All in favor, the passed 6-0-0. Returned to Regular Session at 8:51pm.

ADJOURNMENT

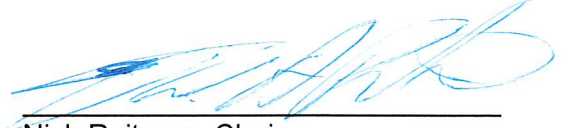
MOTION: Sonny Markus made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed 6-0-0. Meeting adjourned at 8:52 p.m.

Attested to and submitted by:



Stephanie Tarter, City Clerk

Dated 8-15-25



Nick Reitman, Chair

Dated 8-15-25