



PLANNING & ZONING MEETING Minutes of August 5, 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 Sonny Markus Randy Nehus
 Dave Downing Sam Ruebusch Tony Webb

Absent: Michele Nelson

Also Present: Megan Snyder, Administrative Clerk Andy Schabell, Mayor
 Cindy Minter, CC Planning & Zoning

APPROVAL OF MINUTES – July 15, 2025

MOTION: Randy Nehus made a motion to approve the minutes of July 15, 2025, meeting, seconded by Dave Downing. All in favor, the motion passed 6-0-0.

VISITORS AND GUESTS –

Jen Koenig: Introduced herself, lives on Beiting Drive and lives directly across from the house that exploded 10 years ago. There was damage to her property and house, they had to take financial responsibility for those repairs due to that explosion being deemed as an "Act of God". She would like to see accountability as this development moves forward, if there is any damage incurred in the future on her property as a result of it being developed on sketchy topography. She submitted a request for covenants, see attached.

Adelaide Koenig: She thanked everyone for listening to their concerns. She stated as a 14 year old, this development is a concern to her, and wished it was more country. She mentioned that forty-something houses would be altering to the landscape, it would compromise the foundation of homes around it. It would take away the natural habitat. There will be additional noise issues, the roads would need to be bigger, stronger, and safer.

Mrs. Minter added the comments made tonight would not be part of the official record for the Grandview Development Case, as this item is not on the agenda for tonight and the absence of the applicant not being there to hear their concerns. She suggested they come back for the next hearing when the applicant is available.

Keith Kennedy: He is currently living on the reconstructed site that blew up 10 years ago. He would like to see that they prolong the area as long as they can. Stated he has some background in geological formation and land management. He is concerned about the filling in of the valley in that area. He would like to request the builders to hook into the city sewer. Submitted document, see attached.

Patty McDermott: She lives in Brookwood on Oakbrook, and stated she currently has trouble with water coming off the hill back there. She is concerned about more water running off with this development. She is also concerned about never hearing about this builder, and the additional students to the school this development would bring.

Mrs. Minter mentioned that we are happy to share the plans that were presented at the last meeting. Mayor Schabell added there is a contact form on our website alexandriaky.gov to request information.

OLD BUSINESS - None

NEW BUSINESS –

Mrs. Minter mentioned tattoo facilities are not adequately defined in the zoning code and are only mentioned when sexually orientated businesses are referenced. She would like the board to allow her to look in more detail and give them some potential recommendation changes related to tattoo establishments. She stated that they may choose to make changes but would still like to bring that information forward to them.

MOTION: Randy Nehus made a motion to open a case on tattoo establishments, seconded by Tony Webb. All in favor, the motion passed 6-0-0.

INTERNAL BUSINESS –

City Council Report: Mayor Schabell mentioned there is a city council meeting this Thursday night, and there will be a discussion regarding the tax rate, hoping to get it steady with what it has been. The new city building is moving along, the elevator shaft is in, and the retaining walls are up.

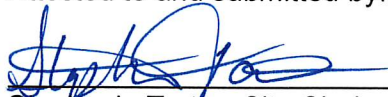
There was a question about Wawa, Mrs. Minter advised they are doing multiple phases, and they haven't picked up their building permit yet because the building contractor hasn't been assigned.

Mrs. Minter mentioned the August 19th meeting will be another phase of Kroger.

ADJOURNMENT

MOTION: Sam Ruebusch made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed 6-0-0. Meeting adjourned at 7:29p.m.

Attested to and submitted by:


Stephanie Tarter, City Clerk

Dated 9/16/25


Nick Reitman, Chair

Dated 9/16/25