



There was a conversation regarding putting the tattoo parlor in the Industrial Zone. There was some discussion regarding what would be in an Industrial Zone and whether or not this type of business would fit that area.

They discussed adding Tattoo Parlor to the Highway Commercial Zone as a permitted use but limit the hours of operation from 10:00am – 8:00pm; and add restriction of a 1-mile radius between establishments.

**MOTION:** Sam Ruebusch made a motion to approve the text amendments to Articles 2, 3, and 4 of the Official Zoning Ordinance by adding tattoo parlor as a permitted use in the Highway Commercial zone with restrictions to the hours of operation from 10:00am to 8:00pm; and shall not be located within one (1) mile of another establishment. Seconded by Randy Nehus. All in favor, the motion passed 6-0-0.

**Public Hearing #1 was closed at 7:43 and Public Hearing #2 was opened.**

**Hearing #2:**

**To hear and gather and public comment regarding an improvement plan for a Kroger grocery store and fuel center located at approximately 39.55 acres east of Commercial Circle and approximately 3.24 acres at 7940 Alexandria Pike.**

Ms. Minter gave a brief background on the site and previous meeting. She shared the focus of the meeting is to review the traffic study and traffic flow options. (See attached staff report.) Ms. Minter walked through the map of the proposed traffic flow on US27, the impacted business and residential access in that area. (See attached map.)

**Ben Neltner** – He asked if a current traffic count was taken in the area, the developers engineer preformed the traffic count.

**Steve Martin, Empress Chili** – He asked that his access remain that he has had since he built his building. He does not see the need for a right-in/right-out on existing properties since traffic is not heavy all day long.

Mr. Reitman asked if there could be a left-in off US 27 onto Commercial Circle south, so as to not deter customers from the existing businesses.

Ms. Minter shared a graphic showing the backup of traffic during peak AM hours in the pink and PM hours in the blue (see attached staff report).

**Jeff Pohlman** – He asked how the fire trucks would be able to turn back into the Fire House with the raised median and the turn lane in front of the Fire House, he also pointed out that Fairview is the most conducive for when the trucks return after a run.

**Tom Fischer, Attorney for the applicant** – He introduced himself and the traffic engineer.

**Katie Dillion-Berger, traffic engineer, Bayer Becker** – Ms. Dillion-Berger gave a brief history explaining there has been many iterations and how KYTC still has to review and approve the plan. She explained KYTC asked them to develop access controls along that portion of roadway which is being presented to the commission.

Mr. Ruebusch stated the traffic light at Sunset and the widening of the road are good things but asked for clarification regarding the raised medians and the loon. She explained how they looked at all of the businesses and why they limited access on the west side. It was asked why a loon was only available on the south end and not the north. It was explained that because of the interconnectedness provided by Commercial Circle there would be a left turn out at the light at Sunset.

There was also a question regarding access to the Fire Department and ensuring they will have a clear path in an emergency situation. The Fire Department has not been consulted but the engineers are aware of their location. There was concern that in the case of an emergency the Fire Department would be limited in their movement or have to drive down the raised median. There was a question regarding the light adding a gap in traffic to help with a left turn out. There was a discussion regarding if some of the additions will add additional time to the commute for residence.

Ms. Dillion-Berger also spoke about the traffic count, which was collected on March 12, 2025, from 7am-7pm they counted 13,396 southbound trips and 13,009 northbound trips. They also account for future growth using the number provided by KYTC of 1% growth per year out to year 2037; all of those numbers are calculated in the cue line lengths.

Mr. Nehus asked about adding an access road from Trapp Court down to Sunset; that would not be possible due to the space restriction and because it is all private property. There was also a brief conversation regarding adding an access road across from Trapp Court, but it was explained there are too many variables in that particular area, with the middle school, 4-mile and Trapp.

There were multiple questions regarding the "lune" turn lane and how it would work and safety.

Mr. Simpson asked a question regarding the road work and whether it will be completed prior to the store being opened.

**Anne McBride, Kroger** – She explained how the bid package would involve the road improvements since Kroger will be paying for it and they want their opening day to be a smooth process.

Mr. Reitman asked that a left-in be considered at Commercial Circle south to help the businesses. Mr. Fischer said they would commit to working that into the plan and present it to KYTC for approval. And he asked that the board approve the concept so they can move forward with KYTC.

**MOTION:** Thomas Simpson made a motion to send the traffic access improvement over to KYTC for review and approval, seconded by Sonny Markus. Roll Call Vote: Randy Nehus-YAY, Thomas Simpson – YAY, Tony Webb – YAY, Nick Reitman – YAY, Sonny Markus – YAY, Same Ruebusch – NAY, motion passed 5-1-0.

Chairman Reitman closed Public Hearing #2at 8:57pm

### **APPROVAL OF MINUTES** – August 5, 2025

**MOTION:** Randy Nehus made a motion to approve the minutes of August 5, 2025, meeting, seconded by Tony Webb. All in favor, the motion passed 6-0-0.

**VISITORS AND GUESTS**

**Keith Kenndy, Beiting Dr**– He asked about the papers that he submitted regarding the D.R. Horton Development, he expected to receive a response he has not heard anything back. He submitted formal legal papers and feedback regarding his personal property. Ms. Minter shared that the documents have been shared with the developers, but she has not heard back from them, and she encouraged that he resubmits the papers so that it be part of the official records. There is no timeline for another meeting.

**UNFINISHED BUSINESS** - None

**INTERNAL BUSINESS** –

**Treasures Report:** Randy Nehus presented the treasurer’s report and bills; Verdantas invoice number 254904 in the amount of \$3771.07 and Ziegler & Schneider invoice number 287 in the amount of \$78.00.

**MOTION:** Sam Ruebusch made a motion to pay the bills, seconded by Thomas Simpson. All in favor, the motion passed 6-0-0.

**P&Z Permit Report:** See attached report.

**City Council Report:** Mayor Schabell gave a report regarding the city building progress and how they are reviewing everything to ensure the city saves money. Mayor Schabell shared that Mr. Downing will be moving outside of the city limits, and they will need to look for a replacement.

**Other:** There was a question regarding the progression of the Wawa site, and the delay is due to needing to drain the ground water on the site.

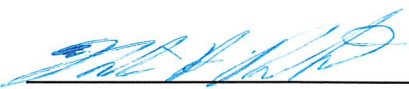
There was a brief discussion regarding the property across from Elevation Apartments.

**ADJOURNMENT**

**MOTION:** Tony Webb made a motion to adjourn, seconded by Thomas Simpson. All in favor, the motion passed 6-0-0. Meeting adjourned at 9:07 p.m.

Attested to and submitted by:

  
Stephanie Tarter, City Clerk

  
Nick Reitman, Chair

Dated 10/21/2025

Dated 10-25