

Cold Spring Planning & Zoning September 13, 2006

The regular meeting of Cold Spring Planning and Zoning was called to order by Chairperson, Sam Smith. Pledge to the flag was recited. Roll call showed the following present – Roger Bay, Jim Drye, Joe Feinauer, Sam Smith, and Ken Warden; excused – Ken Sharp and Steven Taylor. Also present were Mike Schwartz, Rita Seger and Brandon Voelker.

The minutes of the regular July 12, 2006 meeting were reviewed by all. Roger Bay made a motion to approve these minutes. Ken Warden seconded the motion. All were in favor with the exception of Jim Drye who abstained since he was excused from the July meeting. Motion carried.

Sam Smith reported that she signed the following plats during this last month: Granite Springs Building 14, Granite Spring Section 11, Cold Spring Crossing replat of Lot 10, Ivy Ridge Section 9 Building 6, and she just signed two additional plats, identification plat for 1/3 of an acre to Humphreys to Verst, and Granite Spring Section 13 open space parcels. Motion was made by Jim Drye to approve this signing. Ken Warden seconded the motion. All were in favor. Motion carried.

There were no public hearings on the agenda for this meeting.

Brandon Voelker reported on the status of proposed annexation of county areas currently surrounded by the city. He stated that at the September 11 special meeting, council had a second reading of the Bray / Pickett property at E. Low Gap, by separate ordinance with P & Z recommendation that it be zoned MUPD, and also the residential portion on E. Low Gap with all of the property owners agreeing to a consensual annexation. The Gallenstein Group is no longer involved in this project.

Ken Warden asked about the property next to Campbell County Auto Body. Brandon Voelker stated that a first reading has been held on an ordinance for this property. It was changed to a MUPD zone, but there is discussion regarding the issue of the back residential portion. The developer may just keep that area as green space or dedicate it to the city. There would not be a need for mixed use. They may just keep it the same zoning because there is no residential component to it since the terrain is rather difficult in the back area.

Sam Smith reported that there is a regional planning conference October 4 thru 6 at the Westin Hotel downtown. Mike Schwartz stated that every two years the Ohio, Indiana and Kentucky Chapters of the American Planning Association hold a tri-state regional conference. Ken Warden stated that the Kentucky Heritage Council will hold theirs at the end of this month. Some required hours may be picked up by attending some of these conferences.

Sam Smith stated that a request has been received from PNC Bank to relocate the signage which they had requested and had been granted by this P & Z Board a couple of months ago. PNC currently has two signs up, on the north and south sides of the building.

Mike Schwartz reported on past history of the signs for the PNC Bank at their facility at Crossroads Boulevard. They asked for three, P & Z approved two specifically on the north and south side of the building. They actually want to have the sign on the east elevation of the building and staff suggested that rather than submit a new stage II development plan, they come before the Cold Spring Planning and Zoning Commission and ask to switch the location from the south elevation to the east elevation. Mike Schwartz said that, if approved, when the permit comes in they will ensure that the sign on the south of the building is removed and permit the relocation of the sign to the east elevation.

Jim Drye made a motion to accept the relocation of the PNC sign from the south side to the east elevation. Roger Bay seconded the motion. Roll call vote showed five yeses. Motion carried.

Ken Warden made a motion to approve a seven and one half hour training class on Landslides in Northern Kentucky Workshop which was attended by Chair Sam Smith. Jim Drye seconded the motion. All were in favor. Motion carried.

Sam Smith reported that there are two hour training sessions coming up on Oct. 4th at the NKAPC offices. Sam Smith reviewed the hours needed for continuing education.

Ken Warden asked how much architectural control the Planning and Zoning Commission had on the type of building materials and the general aesthetics of new buildings being erected. He feels that the city could look at some kind of design review board operation for new buildings, to know what type of construction will be going on. Some communities have gone to point where they can do that. Before you can have the development plan approved, they ask what type of

building materials will be used and require a rendering of the building so that they know it will be pleasing to the eye as the surrounding buildings.

Mike Schwartz said this board had very little control if it is not in the zoning ordinance. As part of a development plan this board could ask the applicant to agree to certain conditions, and if they agree, it becomes part of that development plan. He said some cities have historic areas and use a historic preservation overlay zone and urban design review board to provide for consistencies in those areas. Some cities have a form base coding or a derivative of that that can get into aesthetics more so then use. If we wanted to apply this to our city we would have to create an overlay district to apply this to areas along US 27 because it crosses over so many different zoning districts. It could provide for a vision and bases for building materials allowed or prohibited and could be done through a different board or thru NKAPC staff and the stage II plan process. A study would have to be done to be sure there is a firm foundation upon which to make decisions and provide for the regulations.

Ken Warden said this would apply to commercial / industrial and residential buildings along the US 27 corridor and this could provide control to the appearance. It would be a separate board outside of the P & Z Board. The developers would come before this separate board with a design rendering and types of materials used.

Mike Schwartz replied that if approved, the special board would issue document such as a certificate of appropriateness and the applicant would bring that certificate with their plans in order to receive a permit.

Sam Smith asked if this is something that they would want to look at and bring before council. Brandon Voelker said that we could have it studied and once that is done, go to council. They would have to appoint a design review board

Mike Schwartz replied that the board would have to prepare a document upon which they are going to make decisions. The action of this P & Z Board would be to incorporate language to state where the area these regulations would apply to as well as adding text stating that before you get a permit, you would have to meet the requirements of design review board. Another way is to put it all under the zoning ordinance it would be reviewed as part of the development process.

Jim Drye replied that he was uncomfortable with getting too restrictive. Most companies want to make sure that their identity is not lost in conformity. We just need to be careful with this. Perhaps the city could just look into a streetscape plan that could be put together along the US 27 corridor such as using various rock structures / textures to enhance the aesthetics along that area of roadway and tie everything together.

Joe Feinauer said he leans toward Jim Drye's opinion. Aesthetics are in the eye of the beholders and what may be pleasing to some may be offensive to others. Every building should not be made to look the same. We could also run into problems if we allow certain flexibilities to some and not to others.

Brandon Voelker replied that, because of the demographics of Cold Spring and its income patterns, it seems to mandate a better style of building by our developers. Cold Spring does have the look of a more affluent area. Most of the developers are cognizant of the type of buildings wanted in the Cold Spring.

Jerry Cavanaugh of Longhorn Steakhouse was present as an observer of tonight's meeting, and he said that businesses do tend to change their styles as they progress and continue to look at design changes and update different things. Every business is going to want to express themselves in its own, but hopefully tasteful way. He agrees with Jim Drye's comments of applying the aesthetics to the streets and sidewalks along this corridor.

Mr. Cavanaugh also was curious about signage on the AA Highway near the exit ramp that directs motorists to restaurants in the area, and asked how Longhorn Steakhouse could be included. Joe Feinauer replied that this goes through the permitting process at the State Highway Department, who place these signs for a yearly fee. He was able to furnish Mr. Cavanaugh with names and numbers to call and with additional information for this logo program.

Jim Drye made a motion to adjourn. Motion was seconded by Ken Warden. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, Assistant City Clerk

NEXT MEETING --- OCTOBER 11, 2006

