

## **Cold Spring Planning & Zoning**

### **February 8, 2006**

The regular meeting of Cold Spring Planning & 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, Steve Taylor and Ken Warden; excused – Ken Sharp. Also present were Carole Huber, Mike Schwartz and Brandon Voelker.

The regular minutes of the January 11 meeting were amended and reviewed by all. Joe Feinauer made a motion to approve the minutes as amended. Motion was seconded by Roger Bay. All were in favor. Motion carried.

**Grading plans for Granite Spring, Phase 2 and a Final Plat for Granite Spring, Section 8** were signed by Chairperson Smith during the past month. **Motion was made by Sam Smith to approve the signings** and Roger Bay seconded the motion. Jim Drye questioned the Darlas Drive connector to be sure that this is still included, as mentioned on the letter from NKAPC. All were in favor. Motion carried.

**A public hearing was called to order to review proposed text amendments modifying the off-street parking regulations.** Mike Schwartz presented his report and recommendation to approve the proposed text amendments.

Joe Feinauer reported that he has looked at many developments in the city and the parking sizes vary. It is not certain if this is a result of different requirements at the time of the installation or a matter of the spaces not being checked for correct sizing.

Jim Drye stated that the main purpose for looking at this change would be the reduction of blacktop areas. He feels that we should also reduce the number of parking spaces required to achieve this end. Steve Taylor agreed with this concept.

Ken Warden discussed a similar action taken by this Board in 2001, and questioned why City Council took no action on the matter. He feels that the parking space size should be addressed tonight, and the number of spaces addressed later.

Marshall Slagle, representing Mike Speedy of American Village Properties, stated that the recommended model parking space size at NKAPC was 10 X 20 at one time. When cars began getting smaller, the model was changed to 9 X 18 to allow more impervious area. The Sanitation District now regulates the run off and impervious areas. He recommends that the change be made, as recommended by the NKAPC report.

Allen Rizzo, 6 Founders Court, stated that he feels that smaller parking spaces may work in the shopping centers, but not in the condo / multi family areas with perpendicular parking.

Chairperson Smith reported that a Dodge Ram is 7 feet wide. This would leave 1 foot on either side, which is not enough room to open doors.

Joe Feinauer made a **motion to recommend approval of the entire text amendment, subject to the condition that the width of the drive aisles not be changed.** This is based on the supporting information and bases for recommendation from NKAPC. Jim Drye seconded the motion. Roll call vote showed six yeses and no noes. Motion carried.

Mike Schwartz reported that there are three Stage II Plans on the agenda for the March meeting.

Sam Smith discussed the budget for next year. If anyone has any input, please contact her. She also reported that she attended the NKAPC annual dinner, which included an interesting discussion about the airport.

Jim Drye stated that there appear to be excess parking spaces required in commercial areas of the city and requested that Mike Schwartz look into this issue further. Mr. Schwartz explained that they are now looking into a revised model ordinance and will share this information when it is complete. We are currently similar to other cities in these requirements.

Allen Rizzo reported some ongoing problems in the area of the Granite Spring development and Founders Court. He asked that the developer be watched and that the city do right by the residents.

Jim Drye made a motion to adjourn. Steve Taylor seconded the motion. All were in favor. Motion carried.

Respectfully submitted

Carole Huber

***NEXT MEETING --- MARCH 8, 2006***

