

## **Cold Spring Planning & Zoning April 12, 2006**

The regular meeting of Cold Spring Planning & Zoning was called to order by Vice Chairman Jim Drye, in the absence of Chairperson Sam Smith. Pledge to the flag was recited. Roll call showed the following present – Roger Bay, Jim Drye, Joe Feinauer, Ken Sharp, Stephen Taylor and Ken Warden. Also present were Carole Huber and Brandon Voelker.

The minutes of the March 8 meeting were reviewed. Ken Warden made a motion to approve these minutes and Steve Taylor seconded the motion. All were in favor. Motion carried.

The following plats were signed by Chairperson Smith during the past month: **Cold Spring Crossing Replat of lot 6 (Final Plat); Improvement & Specs for Phase G & H, Granite Spring; Condominium Regime Plat, Building 9, Granite Spring; and Identification Plat for 1.69 acre parcel for Geiman Brothers.** Ken Warden made a motion to approve these signings. Motion was seconded by Roger Bay. All were in favor. Motion carried.

**A public hearing was called to order to hear a request for an Amended Stage I Development Plan on behalf of CMC Properties on a parcel currently zoned MUPD (Offices).** Melissa Jort, NKAPC staff, gave a summary of previous reviews for this site. Recommendation from staff is to approve the amended Stage I Development Plan, subject to compliance with three conditions. This request is for a redesigned part of the project. The number and location of curb cuts was discussed.

Anne McBride, representing CMC Properties, was present. She stated that the market is more suited to this type of building, rather than the large office building. The curb cuts onto the public street remain the same as before.

The possibility of sharing the type S sign was then discussed, including various options.

Jay Ross, Davita, stated that there is a high demand for dialysis in this area, and this building would provide for that need. They are the largest dialysis provider in the country. There are currently 28 parking spaces shown and they would like to maintain that number.

Discussion followed. The recommendation tonight on this will then go to City Council for their decision.

Ken Warden made a **motion to approve the amended Stage I Development Plan on the CMC parcel on the basis of Staff's recommendation, with conditions 1 and 3. Condition 2 is amended to not prohibit the Type S sign at this time, but that it be reconsidered upon submission of the Stage II Plan. Final decision on the Type S sign would be at that time.** Steve Taylor seconded the motion. Roll call vote showed six yeses and no noes. Motion carried.

Brandon Voelker reported on proposed annexation of areas currently in the county. He stated that the next meeting will include a review from NKAPC relating to annexation and zoning of land in the area of Low Gap Road.

Correspondence from Allen Rizzo regarding problems at Granite Spring was discussed. Roger Bay stated that he visited the site in question and found no major problems.

Information was presented for KLC training in Edgewood on June 19, if anyone is interested in attending for their continuing education.

Ken Sharp's training was approved at the previous meeting. He presented his report of the tape review tonight, and this will be added to the record.

Ken Warden made a motion to adjourn. Roger Bay seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Carole Huber

**NEXT MEETING --- MAY 10, 2006**