

## **Cold Spring Planning & Zoning March 14, 2007**

The regular meeting of Cold Spring Planning and Zoning Commission was called to order by Chairman Steve Taylor. Pledge to the flag was recited. The roll call showed the following present – Steve Taylor, Roger Bay, Jim Drye, Joe Feinauer, Ken Sharp, Karen Stafford and Ken Warden. Also present were Mike Schwartz, Rita Seger and Abby Voelker.

The January 10<sup>th</sup> regular meeting minutes were reviewed by all. Roger Bay made a motion for approval and Jim Drye seconded the motion. All were in favor. Motion carried.

Steve Taylor signed an approval for final plat on Madonna Estates, Section Z, and also an Identification Plat for land addition of 1.248 acre parcel in the name of Eric and Melanie Swinford. Ken Warden made a motion for approval on both of these signings and Roger Bay seconded the motion. All were in favor. Motion carried.

Mike Schwartz gave an update on the effort to provide for uniform subdivision regulations throughout the Boone/Kenton/Campbell County areas. Phase I is nearly complete and deals with the background, definitions, formatting, etc. They have now entered the Phase II stage which are the design standards, which are all being evaluated, making improvements where needed and collecting the data as to where all of the differences are between the various subdivision regulations across the three county area. One area in particular are standards for private streets which will include not only the pavement width and depth, but vertical alignment (how steep a grade) and horizontal alignment (how sharp a curve can be). There are currently no APA standards on this. They have fire trucks actually going out to subdivisions with private streets to determine what the limitations are for steep streets or sharp curves to try to determine standards. Timeline is to have the work completed in early to mid summer for public hearings and evaluations.

Jim Drye asked if the fire hydrant issue for Granite Spring subdivision had been resolved. Mike Schwartz will run this by Scott Hiles of NKAPC. Also, Jim Drye mentioned that he is still unclear about the development issue which went by council on the property next to the Campbell County Auto Body. He hasn't seen the Stage II. Mike Schwartz stated that he doesn't have any information on it and a Stage II has not been submitted. The Stage I was just on clearing and temporary access. If this Board feels that they have gone beyond what was approved, the issue should be referred to our Code Enforcement Officer.

Joe Feinauer stated that he had spoken to Scott Hiles about this issue and he stated that they were adhering to the approved 2004 Stage I Development Plan from 2004, with modifications that the council allowed them to have. He was concerned about a newspaper article reported a commercial business possibly being located there. Mike Schwartz replied that any commercial development had to go thru this Board at the minimum of a Stage II if not a Stage I if it were part of a zoning change.

Jim Drye questioned about the traffic on Crossroads Boulevard and whether council is working on this. Steve Taylor stated that he has spoken to councilman Dave Guidugli and it was brought up at the last council meeting.

Proposed changes to the by-laws were then discussed. The first proposal is **to re-appoint a Chairman every year however no chair be allowed to serve more than two (2) one (1) year consecutive term.** Ken Warden made a **motion to approve proposal one.** Karen Stafford seconded the motion. All were in favor. Motion carried.

The second proposal was that no more than three (3) public hearings be scheduled for any one Planning and Zoning Commission meeting. Hearings to be on a first come first scheduled basis, based upon submission to staff – NKAPC. Mike Schwartz believes that there is a statute that said a P & Z must hear an issue presented to them within a certain number of days but he cannot find it off hand. Attorney Abby Voelker concurs that she also thought there was a statute regarding this. Discussions followed on what the current statutes allow for ending meetings, and possible alternatives. Ken Warden requested that this be tabled until this issue can be researched

The third proposal was that other than the commission, staff and the presenter for the developer or the developer of a project be limited to three (3) minutes of presentation time, unless granted an extension by a majority of the commission. Extension length to be at the discretion on the commission as a whole. Ken Warden stated that on page 7 of the by-laws, paragraph 5, the chair already has quite a bit of power to limit time of discussion, and actually has more authority than what has been used in the past. Joe Feinauer suggested that if a large turnout is expected, the chair could definitely limit the time for each. Ken Warden said it would be wise to have a sign up sheet to register their name and address to speak, and they would be called according to that list. It is up to the chair to rule. Jim Drye agreed that this would be wise if we had a room full of people. The Board decided that there was no need to vote on the third proposal.

Karen Stafford attended two hours of continuing education as required by House Bill 55. Joe Feinauer stated that he also participated in five hours of continuing education. Jim Drye made a motion for approval and Roger Bay seconded the motion. All were in favor. Motion carried.

Steve Taylor reported that Finance Director Tom Benke said that 1099's will now be given to Board members instead of W2's.

Steve Taylor reported that the joint meeting between Council and P & Z members fell through and asked board members for input on times/dates when they would be available. Discussion followed. Steve Taylor will check with council to see if they would be available for suggested dates.

Also discussed were possible topics for the agenda for this joint meeting, among those being the property south of CC Auto Body, the \$125,000 in lieu of Granite Spring excess and related issues, potential dangerous traffic patterns at the drive in development if connected to Granite Spring, Murnan/AA Highway apartment development issues such as access at Murnan Road and school bus pickups, a retirement center reported in the newspaper, an extension to tie-in Murnan, Granite Spring and new apartments to all at join at traffic light at E. Alexandria Pike, and why there are two public hearings held, one for P&Z and one for Council.

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

Respectfully submitted,

Rita Seger, Assistant City Clerk