

Cold Spring Planning & Zoning June 13, 2007

The regular meeting of the 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 Rita Seger and Brandon Voelker. Steve Taylor pointed out the exits, per Fire Department requirements.

The minutes of the regular May 9 meeting were reviewed by all. Jim Drye requested a word change on page two and that wording in a phrase be changed on page four. Ken Sharp requested a grammar correction on page four. Jim Drye made a motion to approve the minutes with changes and Ken Sharp seconded the motion. All were in favor. Motion carried.

Chairman Steve Taylor signed two subdivision plats, one for Granite Spring Building 13 request for approval of a final plat, and one for Ivy Ridge Condominiums, section 10 request for approval of a final plat with guarantee in the form of a check for asphalt repairs in the amount of \$3,630.00. Ken Warden made a motion for approval and Roger Bay seconded the motion. All were in favor. Motion carried.

There were no public hearings scheduled.

Steve Taylor wanted to bring to the attention of the Board that there is a temporary work permit on the South Ripple Creek property. Brandon Voelker stated that they had a detailed development agreement when this property was annexed, but apparently did not know when they had to submit the Stage II to this Board. They plan to break ground to start the preliminary work which was already in the approved development agreement. In order to not delay their ability to go ahead during this busy construction season, they have been issued a temporary work permit to do this work at their own risk. They will bring their Stage II to this Board at the July meeting. Brandon Voelker stated that they are interested in having a ceremony with Council and P & Z for this project, and he will advise the Board when a date has been set.

Brandon Voelker stated that on the North Ripple Creek area next to Campbell County Auto they are probably not going to submit a Stage II Development Plan until they actually have a development / tenant. They are in discussion of possibly having a bank with drive thru. NKAPC views a bank drive thru as an accessory use and it differs from a fast food drive thru.

Ken Warden questioned our sign regulations on “coming soon” or other such signs and how long they can be up. Walter Blair, Code Enforcement Officer, will be consulted to research our sign ordinance regarding this.

Brandon Voelker stated that he is meeting with Greg Land of CMC Properties and Mr. Chan’s of Chan’s Asian Wok, to talk about his temporary signs. Mr. Chan has removed his van which displayed temporary signage.

Ken Warden questioned what is happening with the removal of the island at Crossroads Boulevard. Brandon Voelker stated that he has spoken to Greg Land who has gotten some estimates in the event that the city wants it to come out. Steve Taylor stated that this Board had asked that the school appeal to the state to get some money to use as a contingency in case studies found that the island did need to come out. Joe Feinauer stated that at the joint Council / P & Z meeting, he was told that Greg Land would not take it out. The city was going to wait until the school season started to see how big of a problem there was. Brandon Voelker replied that his impression from Greg Land was that if the island did need to come out, CMC would do it for us since the money amount is not big and it would show goodwill to the city. Ken Warden stated that he has heard a number of complaints from citizens that they cannot get out at that light. If the island was gone the traffic flow would have to be better. Karen Stafford stated that at the joint meeting she was told that according to the studies in the normal course, people can get through in two changes of the light and that is consider adequate. Joe Feinauer stated that the island could be removed very quickly but the problem will be capping off the electric.

Steve Taylor had three and one half additional hours of continuing education. Ken Warden motioned for approval and Karen Stafford seconded the motion. All were in favor. Motion carried.

Ken Warden had three hours of continuing education. He stated that NKAPC is currently out of CD’s for continuing education. Steve Taylor had some which he would supply to Ken Warden. Joe Feinauer made a motion to approve three hours of continuing education for Ken Warden and Karen Stafford seconded the motion. All were in favor. Motion carried.

Hiland Pancake House representatives were not available to discuss the release of the Plaza Drive bond.

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

Respectfully submitted,

Rita Seger

NEXT MEETING --- JULY 11, 2007