

Cold Spring Planning & Zoning March 10, 2010

The regular meeting of the Cold Spring Planning and Zoning Commission was called to order by Chairman Stephen Taylor. Pledge to the flag was recited. The roll call showed the following present –Dave Guidugli, Tom Ross, Donna Schmidt, Stephen Taylor, and Vince Sticklen – excused was Alan McCullough. Also present were City Clerk Rita Seger and City Administrative Officer Michael Vank.

Steve Taylor pointed out the exits from the building, per Fire Department regulations.

The February 10, 2010 regular meeting minutes were reviewed by all. Vince Sticklen made a motion for approval and Dave Guidugli seconded motion. All were in favor. Motion carried.

Steve Taylor stated that he signed a plat, based on Staff recommendation, for Ivy Ridge, Section 13, Building 11B. Vince Sticklen made a motion to approve this signing and Dave Guidugli seconded the motion. All were in favor. Motion carried.

There were no public hearings scheduled for this meeting.

Per House Bill 55, Alan McCullough earned 2.5 hours of continuing education credits. Dave Guidugli made a motion for approval and Donna Schmidt seconded the motion. All were in favor. Motion carried.

Next on the agenda was a review of potential annexation areas within the city. All Planning & Zoning members were provided with an annexation map of the city, showing the city boundaries and the county areas contained within the city and the county areas surrounding the city.

Steve Taylor stated that he would like for this Board come up with a consensus on where we want to start our focus.

The Board discussed areas where we can place our primary focus. It may be on the pockets of properties which are contained within the city but are actually in the county, or we may look to the outskirts of the city. We may look at larger land masses versus smaller areas or look at the denser housing concentrations.

Board members discussed the objectives of annexing property, one of which is to make our boundaries more consolidated. There are pockets of county areas that are contained within the city boundaries. These areas receive city benefits without having to pay taxes. Our police officers are most likely to be the first responders in these areas. In some instances, we have an agreement with the county to plow a portion of some of the roads which are partially in the city and partially in the county.

Another objective is that if we annex certain areas, they would then fall within our zoning, and we would then have some control over fencing, signage, grass and overall appearance of the properties. A person driving through the city is not aware that these pockets which are surrounded by Cold Spring are actually county properties.

This could be a huge opportunity to control growth and what could be developed on the larger tracts of land, and help us have some control over the traffic flow should some of these areas become commercialized.

This would also increase our tax base, but because many times there are cost incentives given during annexation, and they may not generate increased tax money for several years.

The Board discussed history on some of the areas that the city looked into in the past. Some potential areas were just too expensive to bring up to city codes. Some areas were problematic in that they had road and infrastructure issues. Some had issues about sanitary sewer systems. In some areas, the residents were against annexation into our city. They also discussed some concessions which were made in past annexations.

Stephen Taylor stated that we would just be making a recommendation on potential annexations to council, which they may or may not agree with or want to do. They make the decisions. What this Planning and Zoning Commission needs to do is set our priorities and come up with a master plan, showing primary and secondary areas that we would like for council to consider.

It was agreed to continue discussions on potential annexations at future Planning & Zoning meetings. Information will be pulled together on property owners and property assessments, so that when this is presented to council we can provide as much information on the properties as possible. Our city attorney will be brought into the loop so that he can provide any legal advice.

Donna Schmidt made a motion to adjourn, and Dave Guidugli seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk