

Cold Spring Planning & Zoning June 9, 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, Vince Sticklen and Stephen Taylor – excused were Alan McCullough and Donna Schmidt. Also present was City Clerk Rita Seger.

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

The May 12, 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.

There were no public hearings scheduled for this meeting.

One piece of correspondence was received from NKAPC to the Springhouse Condominiums H.O.A. regarding a drainage pipe violation. No action was required on this by the Planning & Zoning Commission.

Next on the agenda was review of potential annexation areas within the city. Donna Schmidt was not in attendance, but she did submit a report in writing with information that she compiled for potential annexations in Areas B and C. Steve Taylor stated that she is in the process of compiling information for Area D, which is the last area.

Steve Taylor stated that while there are quite a number of parcels included in these annexation areas, the tax revenues generated would not be a significant amount. We are not doing this for economic benefits. After all of the research is done on these sections, he plans on writing an overview document to be proposed to council. It would include why we concentrated on certain sections, where and what our philosophy is behind this, and then branching out and looking at large land masses for acquisition down the road. It would be up to council on whether they want to execute part, any, all, or none of these annexation proposals.

Vince Sticklen agreed and stated that this is an opportunity for us to clean up our boundaries.

Steve Taylor stated there is really no optimum time to do this. Since the economy is sluggish, right now we have a window to talk about taxes or tax abatements. With property values being depressed it may be an incentive for pursuing these parcels, and getting rid of the holes in the city.

Tom Ross asked if the resident doesn't want to be annexed at this time, could we propose that as soon as the property sells it automatically comes into the city. Dave Guidugli stated that we have had tax abatement agreements that revert back to full tax amounts once the property sells, but he doesn't believe that we can put in such a clause for requiring an annexation.

Steve Taylor stated that Donna Schmidt will attempt to can get all of the information together by next month. Her hard work on this project is sincerely appreciated.

Dave Guidugli commented that he was asked again about the property on SR1998 with the gravel driveway. He drove up the driveway and they have apparently installed all of the utilities and according to the sign, they have already sold a piece of that large parcel. It appears that they are dividing it into six parcels. Mr. Guidugli stated that at this time they should be required to put in a hard surface in place of the gravel driveway. He also commented that the property is very steep and that may cause problems.

Steve Taylor said that he was told a temporary road was put in so they could sell the entire parcel. As far as requiring a hard surface at this point, he stated that this same type of discussion was an issue when they put in the apartments in the drive-in property. They put a structure up, but there was nothing but a gravel road and the Fire Department couldn't service it in the event of a fire because the bumpers on their vehicles would sink. Nothing was ever resolved as far as requiring a hard surface before a structure goes up.

Councilwoman Brenda Helton was present in the audience, and stated that we could not issue a certificate of occupancy until a hard surface is poured.

Dave Guidugli believes that our regulations state that a temporary drive could be put in if it were the middle of winter and you couldn't pour a blacktop or concrete driveway. He stated their sign says it is a private drive. Steve Taylor stated that he will check with NKAPC.

Brenda Helton questioned if we had limits on the length of a private drive. Steve Taylor stated that it is supposed be the width, pitch and gutter to city standards on a private drive, plus curbs and a least a sidewalk on one side.

There being no further discussion, Vince Sticklen made a motion to adjourn, and Dave Guidugli seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk