

## Cold Spring Planning & Zoning January 11, 2017

The regular meeting of the Cold Spring Planning and Zoning Commission was called to order by Chairman Peter Glenn. Pledge to the flag was led by the city clerk. Roll call showed the following present –Peter Glenn, Mike Foulks, Steve Popovich, Mark Stoeber and Robin Hahn – excused were Ron Schumacher and Sam Conner. Also present were City Clerk Rita Seger, and City Attorney Brandon Voelker.

Peter Glenn pointed out the exits from the building, per Fire Department regulations.

The December 14, 2016 regular meeting minutes were reviewed by all. Steve Popovich asked to add his comments about the safety issue due to the lack of light at the entrance/exit to Larosa's. Brandon Voelker stated that there are plans to correct that issue. Steve Popovich made a motion to approve the minutes with the requested changes, Mike Foulks seconded the motion. All in favor, **motion carried**.

Peter Glenn stated there were no subdivision items, public facilities, public hearings, unfinished business, correspondence, or planning and zoning staff items.

The next agenda item was the nominating committee to appoint the P&Z officers for the year 2017. Mark Stoeber made a motion to re-appoint all 2016 officers – Chair Peter Glenn, Vice Chair Mark Stoeber, and Secretary Robin Hahn. Steve Popovich seconded the motion. All were in favor. **Motion carried**.

The next item on the agenda was a request to the commission from J.C. Morgan, the Director at Campbell County Public Library. In attendance with him was Dave Anderson who is the Branch Manager at the library and Joe Hayes who is their architect. J.C. Morgan stated that they are experiencing issues with their entrance and exit to the library. One of the issues is that it juts out into French Street, so when you are at the stop sign you are actually in the street. The next problem is it's a two-way traffic pattern so they are unable to slant the parking spaces which would give people entering the lot and people leaving the parking spaces a better view. They have had a site survey done and they found that the city has an easement for a non-existent road, which is Andrews Drive. The library would like for the city to release that easement which would allow them to build their parking lot around the building and add some additional parking spaces in back, and create a one-way traffic pattern. The other option would be to construct the road. He would like for the road to be extended about 200 feet which would allow them to connect their parking lot to Andrews Drive which would also allow them to have the one-way traffic pattern. The only obstacle with this option is the non-existent road.

Peter Glenn asked how creating the one-way traffic pattern would deter people from entering and exiting the library as they are today because no changes would be made to the front. J.C. Morgan responded that they would be entering the parking lot from French Street, they would park in slanted parking spots so that when they back up out of the parking spot they will have full vision and then pull forward and exit the lot around the back of the building. Peter asked if they would have some signage to direct people in the one-way traffic pattern around the back of the building and J.C. confirmed that is their plan.

Mike Foulks asked if they want the city's permission to do this, or if they want the city to do it. Peter Glenn said they want the city to give up the easement and they will build a parking lot in that area or for P & Z to make a recommendation to City Council that city build that street. J.C. Morgan said that is what they are asking to be done and that cost sharing would be a possibility.

Joe Hayes with Hayes & Associates added that the grade elevation between the existing library and the paper street of Andrews Drive heading down Aqua Drive is 50 ft. height difference and since the length is so short, it would be a very steep road.

Mark Stoeber stated that the history of that road was designed to be for parallel traffic from Pooles Creek to Murnan but the cost to do that was going to be extremely high. It was just a theory. He cannot be sure whether giving up the easement at this time is or is not the right thing to do, but it is a good time to consider it given that they are in the process of updating the Comprehensive Plan.

Brandon Voelker said that from a development stand point that there is not enough property to be developed to where anyone could afford to build that road from Murnan to Pooles Creek. It would be very expensive. He suggested that Staff look into whether it is even a good idea to have traffic flow from Aqua Drive to Pooles Creek. There was discussion to regarding the traffic flow onto Pooles Creek.

Steve Popovich asked who would be paying for the road. J.C. Morgan said that they would be willing to cost share. It is only 200 feet or so. Mike Foulks questioned if the library could afford the cost of connecting the roads themselves. J.C. Morgan has not entered into his next year's budgeting. Mark Stoeber asked if it's possible to connect into French Street and the library build an access around the back of the building. J.C. Morgan said that that would prevent them from ever being able to expand in the future and if they did go that route, it would not connect to the existing curb cut, which is what they would prefer to do.

Brandon Voelker stated that if the city decides that they want to relinquish that easement because it will be pulled from the Comprehensive Plan and the road will never be built, at that point the library could go ahead and build because the library does own that property. The church owns the property on the other side and Brandon confirmed that they wouldn't have rights to half of the paper street.

Peter Glenn stated that they are 7-8 months away from finalizing their Comprehensive Plan and that he agrees they should include this in the evaluation of the plan. He wanted to make sure the library wasn't looking for a decision immediately. J.C. Morgan said they are not in any rush or demanding a decision right away, but they would like to avoid any potential accidents that could occur from the layout they currently have. He just wanted to make sure that they were aware of the situation while they were working on the Comprehensive Plan so it could be included. The board agreed to consider this.

Robin Hahn asked if they have enough parking to accommodate for a future addition to the building and J.C. Morgan said they would have to do something about their parking when and if they decide to expand.

There was discussion concerning emails from Wendy Moeller regarding the Comprehensive Plan. Some of the board did not receive all of the emails. Peter Glenn said from now on he will follow up with everyone to confirm they received the e-mails. He will reach out to Wendy Moeller to set an agenda for next month.

Steve Popovich made motion to adjourn the January 11, 2017 Planning & Zoning Commission meeting and Mark Stoeber seconded the motion. All were in favor. **Motion carried.**

Respectfully submitted,

Rita Seger, City Clerk