

## Cold Spring Planning & Zoning October 10, 2018

The regular meeting of the Cold Spring Planning and Zoning Commission was called to order by Chairman Mike Foulks. Pledge to the flag was led by the city clerk. Roll call showed the following present – Mike Foulks, Robin Hahn, Ron Schumacher, Steve Popovich, and Glenn Kukla. Sam Conner was excused and Laura Meiners was absent. Also, present were City Clerk Robin Sweeney, City Attorney Brandon Voelker and Kirk Hunter with Campbell County Planning and Zoning.

Mike Foulks pointed out the exits from the building, per Fire Department regulations.

The June 13, 2018 regular meeting minutes were reviewed by all. Robin Hahn made a motion. Laura Meiners seconded the motion. All in favor, Glenn Kukla abstained. **Motion carried.**

*Mike Foulks stated there were no subdivision items or public facilities.*

**Public Hearings – Case #204-18-S1P-01 Stage 1 Plan for a dental office.** Kirk Hunter told the board where the site is planned to be, which is off of Crossroads Boulevard. Public notice was placed in the newspaper. Mr. Hunter reviewed the staff report which covers an overview of the lot, future land use from the comprehensive plan, the uses of the zone, landscaping plan, lighting plan, and a parking summary that exceeds the minimum required. The building will share an entrance with Davita Dialysis. Staff recommends that the commission approve the revised proposed Stage 1 Development and lighting plan. They also recommend to approve the landscape plan with the following condition: the tree inventory be adjusted to meet the required density factor. The bases for recommendation are: (1) that the Stage 1 Development Plan identifies the proposed use of the site as an office that is listed as a permitted use in MUPD Zone, (2) The submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Comprehensive Plan. Also, a stormwater plan must be submitted and approved by the City. Mark Mullen with MJM Construction approached the commission to provide some more information about the dental office. The Doctor is a pediatric dentist, he has an office in Burlington as well as Crestview Hills making Cold Spring his third location. He hopes to start at one day a week with about 50 patients per day at the max at the Cold Spring office, with about 10 to 12 employees. Mike Foulks asked if there will ever be an expansion of the number of days he will be in the office. Mr. Mullen said that is not likely unless he brings on another associate. Glenn Kukla asked if they are going to be okay with having more trees, and Mr. Mullen said they are fine with that and will abide by all rules and requests. Robin Hahn asked about signage, but there has been none proposed at this point. Don Stagman approached the board and there was some discussion about the different options that they have for signs. This doctor is referral based so signage isn't his biggest concern. Rick Soper, the landscape architect approached the commission to discuss the landscape plans. Mr. Foulks confirmed that they were aware of the stormwater plan and asked Kirk Hunter to put something in the recommendation for the sign plan. Mike Foulks closed the public hearing for case # 204-18-S1P-01. Steve Popovich said he is pleased with the architecture and hopes to see more like this come into the city. Glenn Kukla is pleased that there are regulations for the tree density, he thinks that is great for the city and increases property value in our community. Brenda Helton wants to see a motion that there is a condition that they will meet all signage requirements, the stormwater plan, and landscaping plan. Steve Popovich made a motion to approve the Stage 1 Development plan and lighting plan, to obtain necessary sign permits from staff following the sign ordinances, to approve the landscaper plan with the following conditions: tree inventory be adjusted to minimum required density factor. The bases for recommendation are: (1) that the Stage 1 Development Plan identifies the proposed use of the site as an office that is listed as a permitted use in MUPD Zone, (2) The submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Comprehensive Plan. Also, a stormwater plan must be submitted and approved by the City. Glenn Kukla seconded the motion. Roll call vote shows 5 yeses and 0 noes. **Motion carried.**

*Unfinished Business – None.*

**Commission Items** – Chairman Foulks asked the board to review the SDA zoning, section 10.13 (11 pages) and submit any concerns or changes that you would like to see in that zone and submit them to the city clerk. These suggestions will be anonymous, then can be reviewed by staff. He is going to get with Wendy in regards to scheduling a public hearing for the comprehensive plan. Mike Foulks also wants to review the by-laws and he mentioned the fall festival that will be held October 13.

*Comments/Requests to the commission- None.*

Steve Popovich made motion to adjourn the October 10, 2018 Planning & Zoning Commission meeting at 8:08 pm and Glenn Kukla seconded the motion. All were in favor. **Motion carried.**

Respectfully submitted,  
Robin Sweeney, City Clerk

Approved: 12/12/18