

Cold Spring Planning & Zoning April 10, 2019

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:

- Present - Mike Foulks, Robin Hahn, Ron Schumacher, Steve Popovich, Glenn Kukla, Sam Conner, Brenda Helton, City Clerk Robin Sweeney, Attorney Brandon Voelker, and Kirk Hunter and Cindy Minter with Campbell County Planning & Zoning.

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

Approval of Minutes:

- The January 9, 2019 meeting minutes: Robin Hahn made a motion. Sam Conner seconded the motion. All in favor. **Motion passed.**

Subdivision items: None.

Public Facilities: None.

Public Hearings:

- Case 212-19-SDP-02 Stage 1 Plan for a Dunkin Restaurant at Ripple Creek and Alexandria Pike, the applicant is Gilligan Company. Robin Hahn had to recuse himself because his company does work for Dunkin. Kirk Hunter reviewed the staff report. He covered the topography of the proposed site, the surrounding land uses, and he provided pictures of the site. Mr. Hunter also reviewed the current zoning of the site which is Neighborhood Commercial (NC). Also included in the report was a site plan with a parking summary, site work, utility plan, landscape plan, lighting plan, building plan, and a signage plan. Pat Gilligan with Gilligan Company, approached the commission. He would be the owner and franchisee of this location. He has been in business for 25 years. He gave some background about the business. There was some discussion about the signage that is being proposed because what they are proposing is outside of the city's code. There was also discussion about the buffer area, as there are restrictions because of the high-powered lines. Brenda Helton brought up the concern with the lack of lighting in this area. There was some discussion on how they can resolve the lighting issue. The commission talked about entrance to the site as far as turning lanes off of US 27, but that would fall on the state to do that. Kirh Hunter read staff recommendation and the bases for the recommendation. Mike Foulks made a motion to approve staff recommendation for the Stage 1 Plan including a: dimensional variance of ten (10) feet for a landscape buffer, two (2) class 5 wall signs on the north and west elevation of the building and, one (1) class 8 monument sign not to exceed the maximum dimensions specified in the Ordinance (section XIV), modify lighting to illuminate drive aisle, and to permit shared parking within the complex. The bases for recommendation: 1.) the submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Comprehensive Plan, Zoning Ordinance and Subdivision Regulations. 2.) Proper notice of public hearing was given in accordance with KRS Chapter 424 and Zoning Ordinance Section 18. 3.) The planning commission may hear and finally decide applications for variances with a proposed development assuming all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251. The evidence presented by the applicant and staff is such as to make a finding for a variance. Also, a stormwater plan must be submitted to and approved by the City of Cold Spring, and additional coordination with the City Engineer and KYTC may be required concerning traffic patterns. Glenn Kukla seconded the motion. Roll call vote showed 6 yeses and 0 noes. **Motion passed.**

Unfinished Business: None.

Commission Items:

- Approval of two (2) continuing education hours for all members on February 13, 2019 and 1 additional hour for Glenn Kukla on October 1, 2018. All in favor. **Motion passed.**

Comments/Requests to the commission:

- Paul Studer approached the commission, he is a resident on Marian Drive and is in partnership in a business within the city. He wanted to talk about the SDA Zone and the importance of the city stabling a core within the city. He

gave some background of the SDA Zone. He gave some suggestions of how the City could add some greenery and landscaping in different spots. He feels that you should know when you are entering and exiting the city. With the growth of NKU and Alexandria, he feels that the city will be under constant pressure for business development and he wants this to remain a residential community. He realizes that this is not something that will happen overnight and that it will cost money, but he would like Council and Planning & Zoning to consider putting a plan into action.

Adjournment:

- Sam Conner made motion to adjourn the April 10, 2019 Planning & Zoning Commission meeting at 7:40pm and Steve Popovich seconded the motion. All were in favor. **Motion passed.**

Respectfully submitted,
Robin Sweeney, City Clerk

Approved: 5/8/19