

Cold Spring Planning & Zoning December 13, 2006

The regular meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairperson Sam Smith. Pledge to the flag was recited. Roll call showed the following present – Roger Bay, Jim Drye, Joe Feinauer, Ken Sharp, Stephen Taylor and Ken Warden . Also present were Rita Seger and Attorney Abby Voelker.

The minutes of the October 11, 2006 meeting were reviewed by all. Steve Taylor stated that on page 2 paragraph 7 two words in the motion were transposed. The wording "...would have not..." needs to be changed to "...would not have..." Ken Warden made a motion to approve the minutes with one correction, and Roger Bay seconded the motion. All were in favor. Motion carried.

Sam Smith reported that two plats were signed since the last meeting, Granite Spring Building 3 request for approval of condominium regime plat and Granite Spring Section 14 request for approval of a final plat. Joe Feinauer made a motion for approval and Ken Warden seconded the motion. All were in favor. Motion carried.

Abby Voelker stated that there was nothing to report on current proposed annexations.

Sam Smith stated that there were no public hearings scheduled for tonight.

Sam Smith received one piece of correspondence from "The Commissioner" asking if she wanted a subscription. She doesn't believe that one is needed. Ken Warden stated that he completed a survey that was sent to him via e-mail by the APA for members' benefits.

Sam Smith said that a nominating committee for Planning and Zoning officers needed to be appointed. This would consist of three people to nominate a chair, a vice-chair and a secretary/treasurer who usually appoints someone from the city to do the minutes. Joe Feinauer stated that he and Steve Taylor could not be appointed secretary/treasurer, because they could not hold a fiduciary position. It is a federal regulation. Joe Feinauer volunteered along with Steve Taylor and Ken Warden to be on the nominating committee. They will report in January, 2006.

Ken Warden asked what was happening on the property next to Campbell County Auto Body. Sam Smith said she contacted Walter Blair to find out if they had an excavating permit. He spoke to the people who were there and they stated that they had all of the permits and everything was taken care of.

Abby Voelker stated that a development agreement between the owners and the city had been reached and they are proceeding pursuant to that agreement. They are following the city's guidelines.

Joe Feinauer stated that at the previous council meeting they spoke of a second revised Stage II on this lot. He didn't recall seeing a Stage I. Also, it appeared that they were doing a lot of clearing on this lot and there should be more protection for erosion. Joe Feinauer said he phoned Mike Schwartz of NKAPC who stated that a Stage I wasn't required. The Stage II Development Plan was done in 2004. Mike Schwartz checked and said they had the required permits from NKAPC, but some permits had to come from Sanitation. Joe Feinauer did contact someone from Sanitation District and they sent an inspector. It appears that they do have all of the required silting fence and permits etc.

Sam Smith said when she phoned Scott Hiles of NKAPC, he did not have records on this. It was in 2004. Jim Drye said the plan that came through was just for site clearing. Joe Feinauer stated that they are still going by the original Stage II with the permits.

Ken Warden asked if anything was happening with the old Water Department property. The sign is down and has possibly been sold. The new owners would have to come before this body before anything is done.

For training for House Bill 55 requirements, Roger Bay and Jim Drye took a one hour course on Universal Design, APA Audio Conference. Jim Drye said it was not very applicable for the city's situation. Ken Warden made a motion for approval and Joe Feinauer seconded the motion. All were in favor. Motion carried.

Jim Drye also attended an I-471 Corridor Study hearing on October 26th that OKI is sponsoring with American Engineering. It was mainly covering the input for traffic flow and how to keep it moving not only along 471 but 27 to AA and AA to 275. They asked for comments and input on what would work better. The city is listed as an Advisory Committee so hopefully they will let the city know when they are meeting. Sam Smith asked if we could approve this as one hour training for Jim Drye. Roger Bay made a motion for approval. Steve Taylor seconded the motion. All were in favor. Motion carried.

Jim Drye made a motion to adjourn. Ken Warden seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, Assistant City Clerk

Next Meeting January 10, 2006