

## **Cold Spring Planning & Zoning July 8, 2009**

The regular meeting of Cold Spring Planning and Zoning Commission was called to order by Vice Chairman Roger Bay. The City Clerk issued the Oath of Office to new Planning and Zoning Member Dave Guidugli prior to the start of this meeting. Pledge to the flag was recited. The roll call showed the following present – Roger Bay, Dave Guidugli, Alan McCullough, Tom Ross, Donna Schmidt, and Vince Sticklen – excused was Stephen Taylor. Also present were City Clerk Rita Seger, Administrative Officer Michael Vank, and Attorney Brandon Voelker

Roger Bay pointed out the exits from the building, per Fire Department regulations.

The March 11, 2009 regular meeting minutes were reviewed by all. Vince Sticklen made a motion for approval and Alan McCullough seconded motion. All were in favor with the exception of Dave Guidugli who abstained. Motion carried.

There were no public hearings scheduled.

Roger Bay stated that, since the last meeting, the following Board Members participated in continuing education credits, per House Bill 55: Tom Ross with seven and one half (7 ½ hours), Vince Sticklen with three and one half (3 ½ hours), and Board of Adjustment Member Dave Thiem with four (4) hours. Vince Sticklen made a motion to approve these continuing education hours and Donna Schmidt seconded the motion. All were in favor. Motion carried.

Roger Bay opened discussion on the 2010 Comprehensive Plan. Brandon Voelker stated that the law requires that we have a Comprehensive Plan and that we must review and either amend or re-adopt this Plan every five (5) years. In working on the 2005 Comprehensive Plan, there were many meetings with an ad hoc committee and extensive discussions. This can be a very costly item for the city. Based on the effect of the slow down of the economy there is not much to change on the Comprehensive Plan for 2010. At this time it is probably not wise to make any full-blown changes to the Plan for 2010. Mr. Voelker stated that Planning and Zoning can just have a public hearing and look at the elements of the plan to see if they can be amended or re-adopted, or make the decision to have a full-blown review of the Comprehensive Plan.

Mr. Voelker requested that each Board Member review their copies of the 2005 Comprehensive Plan and take a close look at the Goals and Objects, and the Elements of this plan. If everyone is on the same page we can go ahead and have a public hearing by late fall. We could review the Elements, and receive comments from NKAPC and take comments from the audience, and adopt it.

Mr. Voelker stated that the Goals and Objectives are not as specific as the Elements, but just general statements of what we would like to see, and they are the only part of the Comprehensive Plan where changes would have to be approved by council.

Dave Guidugli verified that if we do this, we do not have to wait another five years to do another Comprehensive Plan should things pick up and we want to do a full blown plan. Brandon Voelker stated that we can do a Comprehensive Plan any year we want to. There was a Comprehensive Plan in 2002 which looked good but was not realistic. Three years later we did the 2005 Plan which was much more realistic as far as what the infrastructure was along with the land, and the economic characteristics. Much more time was put into the 2005 Comprehensive Plan.

Roger Bay questioned if the Nursing Home plans were progressing. Brandon Voelker stated that they are close to breaking ground. Plaza Drive has been an issue, but it is going to be milled down to make sure that it is properly done.

Brandon Voelker stated that the Nursing Home will be a great boost to our city and the effects are monumental, with the occupational licenses, payroll, property and tangible taxes. One of the issues popping up is the remaining tract that they want to make as a medical office. There is a deed restriction there that does not involve the city, but they are working through that right now.

Administrator Mick Vank stated that Guys and Dolls will be opening soon – they are advertising for July 25<sup>th</sup>.

Alan McCullough made a motion to adjourn the July 8<sup>th</sup> meeting and Vince Sticklen seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk