

Cold Spring Planning & Zoning February 10, 2010

The regular meeting of the Cold Spring Planning and Zoning Commission was called to order by Chairman Stephen Taylor. Pledge to the flag was recited. The roll call showed the following present –Dave Guidugli, Alan McCullough, Tom Ross, Donna Schmidt, Stephen Taylor, and Vince Sticklen. Also present were City Clerk Rita Seger and City Attorney Brandon Voelker.

Steve Taylor pointed out the exits from the building, per Fire Department regulations.

The January 13, 2010 regular meeting minutes were reviewed by all. Vince Sticklen made a motion for approval and Dave Guidugli seconded motion. All were in favor. Motion carried.

A public hearing was called to order on a **proposed map amendment on an approximate 0.33 acre area located on the south side of Chapman Lane, approximately 900 feet east of Alexandria Pike, changing the described area from R-RE to R-1C – Steffen.**

Andy Videkovich of Northern Kentucky Area Planning Commission presented slides of the area being considered, discussed surrounding zones of the area, and presented the Staff review. Staff has recommended approval of this requested zone change to R-1C due to the fact that it is consistent with the recommended land use map, and it also allows the site in question to be sub-divided off of the larger parcel and result in a lot that is consistent with the lot sizes of the single family uses along Chapman Lane.

Steve Taylor questioned what appeared to be a piece of property at the tip that is not included in this review. Andy Videkovich stated that the zoning line goes at an angle across the front of the property. That part of the final parcel which will be sub-divided off is already zoned R-1C and is not part of this hearing tonight. We are not splitting the parcel again.

Vince Sticklen verified that there is already an existing house on this property and he questioned why they are asking for this zoning change if they are not planning on re-building on this property. Andy Videkovich stated the applicant can answer that question, but he does want to clarify that the lot right now is zoned Residential Rural Estate, so if they just wanted to sell the house, they would have to sell the house along with the three acres as well.

Rod Fussinger, a real estate broker representing Gary Steffen and Nancy Andersen was present. He stated that he agrees with Andy Videkovich's presentation and they feel that it makes sense to do this. They cannot sell the house alone because the current zoning does not allow it for the 0.33 acre site. The entire lot size is 2.93 acres, and right now it is very difficult to find buyers for this type of property in this economy. This is the specific reason for the zone change request. They may market the land once they sell the house, but no decisions have been made on that.

Vince Sticklen asked for clarification on the boundary line of the entire property that they own. Mr. Fussinger pointed out the additional acreage. He stated that the property with the house has been vacant for about three years. The remainder of the street is set up for individual residential lots, so this zone change makes sense. At this point, the prospect for finding a buyer for this amount of acreage is not good, given the status of this economy.

Alan McCullough questioned why they are not trying to have all of that property zoned as R-1C. Mr. Fussinger stated the reason is to leave that zoning because of the potential for them to find a buyer who could come before the board with a site plan for some other type of development, whatever that might be.

Stephen Taylor verified that there would be plenty of access to that acreage. Mr. Fussinger stated there would be 68 feet and they only need a minimum of 50 feet. However he believes that there is a possibility that someone could try to get up to that parcel from the rear area.

Vince Sticklen stated that there is no turn about at the end of the street. If there would be a lot of construction going on back there, they would have to make a way for the construction vehicles to turn around. He just wanted to state this as a matter of concern for future building, but this is no draw back for what we are here for tonight.

Vince Sticklen made a motion to **approve the map amendment to change the zoning from R-RE to R-1C on the site in question, based on Staff recommendations.** Alan McCullough seconded the motion. Roll call showed six yeses and no noes. **Motion carried.**

Stephen Taylor stated that we do have an opening on the Planning and Zoning Commission in case anyone knows of someone who might be interested in filling the position.

Steve Taylor stated that we will look at potential annexation areas at the March meeting.

Vince Sticklen made a motion to adjourn the February 10th meeting and Donna Schmidt seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk