

Cold Spring Planning & Zoning January 11, 2006

The regular meeting of Cold Spring Planning & Zoning 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 and Steve Taylor; excused – Ken Warden. Also present were Carole Huber and Brandon Voelker.

The minutes of the regular December meeting were reviewed by all. Roger Bay made a motion to approve these minutes and Jim Drye seconded the motion. All were in favor. Motion carried.

The following **five plats were signed during the past month with written approval from NKAPC: Granite Spring Lot 5 Condominium Regime Plat, Madonna Estates Lots 155 thru 160 Improvement Plat, Ivy Ridge Section 7 building 12 Condominium Regime Plat, Ivy Ridge Section 6 building 5 Condominium Regime Plat and Town Center replat of lots 3 & 5 Final Plat.** Joe Feinauer made a **motion to approve these signings.** Motion was seconded by Roger Bay. All were in favor. Motion carried.

The **Stage II Development Plan for the southeast corner of French Street and St. Michael Drive** was reviewed by Mike Schwartz, NKAPC staff. Mr. Schwartz explained his report, along with seven conditions listed. He explained that French Street, at this development, is not a street but an easement, and will not be considered for city maintenance. It is only a driveway.

Jim Shumate from CDS Associates, and Terri Haskett from Pediatric Associates were present. Mr. Shumate submitted a new plan, not yet reviewed by Mike Schwartz, which addresses staff's concerns. He explained the changes on this plan. He has addressed all the items and takes no exceptions.

Jim Drye made a **motion to approve the Stage II Development Plan for Pediatric Associates, with the seven conditions outlined by staff, and with the bases and recommendations of NKAPC staff.** Steve Taylor seconded the motion. Roll call vote showed six yeses and no noes. Motion carried.

The **Stage I Development Plan for the northeast corner of Downing Street and US 27, on the Perry property,** was reviewed at this time. Mike Schwartz presented slides of the site. A two story building is proposed with a curb cut from US 27 onto the site. Mr. Schwartz recommends approval of the plan with eight conditions. The curb cut was granted by the Highway Department as part of the taking of part of this property, and could be permitted by this Board even though it is not permitted in the city regulations.

Ken Perry, owner of Ken Perry Realty, was present and presented pictures of the proposed development, in general. He stated that the curb cut is in existence, built by the Highway Department, as compensation for taking some of the property. The conditions recommended by staff were then discussed in detail.

Joe Feinauer feels that the US 27 curb cut is a problem, due to the existing Downing Street and the Fire Department entrances. Accesses to Ameristop and Buning Lane are in the same area on the other side of the street.

Mr. Perry responded that this was granted in 1993 has part of his compensation and should be his to use.

Vince Turner, owner of the Diamond Exchange currently in unincorporated county area, stated that he would be interested in locating at this new site. He would like to see retail on the front of the site, and parking in the front of the site is key to its operation.

Jim Drye questioned the right of this board to enforce spacing on the curb cut. Brandon Voelker stated that the difference is that this one is existing, not proposed. We do not have the power to take away the existing curb cut.

Joe Feinauer made a **motion to approve the Stage I Development Plan, including conditions 1 through 7 and excluding condition 8. This is based on the recommendation of NKAPC and advise from counsel.** The motion was seconded by Roger Bay. Roll call vote showed six yeses and no noes. Motion carried.

Jim Drye recommended that we encourage working with the Highway Department in the event of future traffic problems in this area.

Sam Smith reported that a second reading of annexation ordinance will be read soon on the area at Low Gap and US 27. Also, an audio training session for zoning will be held on February 15. It has been reported that the Campbell County School Board may sell off a portion of their proposed site in the Crossroads area.

Discussions at the December meeting produced a report, from Mike Schwartz, of car size in relation to **parking space sizes**. He recommends that the regulations be changed to allow for 9' X 18' spaces.

Marshall Slagle, who requested that this be looked at, stated that he concurs with the comments and recommends that this be addressed at the next meeting.

Joe Feinauer made a **motion to conduct a public hearing on Proposed Text Amendments – Off Street Parking Regulations, Attachment B, at the February 8 meeting**. Jim Drye seconded the motion. All were in favor. Motion carried.

It was reported that there are no upcoming bills in the General Assembly that directly affect KRS 100.

Roger Bay reported that nominations from the **Nominating Committee** are as follows: Sam Smith as Chairperson, Jim Drye as Vice Chair and Roger Bay as Secretary / Treasurer. There were no other nominations from the floor. Jim Drye made a **motion to approve this slate of officers, as presented, for 2006**. Ken Sharp seconded the motion. All were in favor. Motion carried. Roger Bay then delegated his secretarial responsibilities to Carole Huber.

Motion to adjourn was made by Joe Feinauer. Roger Bay seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Carole Huber

NEXT MEETING --- FEBRUARY 8, 2006