

Cold Spring Planning & Zoning August 12, 2009

The regular meeting of 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 – Roger Bay, Dave Guidugli, Alan McCullough, Tom Ross, Donna Schmidt, Vince Sticklen and Stephen Taylor. Also present were City Clerk Rita Seger and Administrative Officer Michael Vank.

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

The July 8, 2009 regular meeting minutes were reviewed by all. Roger Bay made a motion for approval and Alan McCullough seconded motion. All were in favor. Motion carried.

There were no public hearings scheduled.

Steve Taylor stated that this Board needs to come up with a resolution to be forwarded to Council, to give them some direction to negotiate a contract with NKAPC on the upcoming comprehensive plan, and to re-approve / ratify the existing plan, with only changes to the socio-economic data. This will be substantially less than doing a full-blown comprehensive plan. According to law only the socio-economic data has to be changed. NKAPC will get back to the city when they have that put together. Mr. Taylor stated that there is time because this comprehensive plan doesn't have to be passed until September 2010.

Steve Taylor stated that there are two reasons to do this. The first reason is because, with our current cycle on the comprehensive plan, we are always behind the census curve. The second reason to do this now is because there just isn't aggressive building going on. Local and national developers have stated that they see this trend for the next three to five years. If we re-ratify the 2005 comprehensive plan and then do a full-blown plan in 2013 for ratification in 2014, we should know if we are coming out of the this current cycle with the financial and building environment. Also, it will get us out of that five year lagging behind the census bureau.

Mr. Taylor questioned if the Board Members see any need to make any major changes at this time. Dave Guidugli stated that the 2005 comprehensive plan looks like a very good document that will take us through the next few years, and he doesn't see any reason to change it.

Mr. Taylor stated that we really only have one large piece of incorporated, undeveloped land left, and there doesn't appear to be anyone looking at that property at this time. Roger Bay verified that this was the property that stretches down to the AA Highway to the new Immanuel Baptist Church.

Vince Sticklen asked what was happening with the property across from First Baptist Church, containing the horseshoe, and if this has to come back to this Board. Steve Taylor stated that the developer has petitioned the State for a traffic light, and once they meet the requirements and get the traffic light, then they will have a tenant. He stated that this is part of a development agreement with the city, and does not come back to this Board.

Michael Vank stated that he had attended a meeting with the developer who said that their original concept with the horseshoe may be a problem and the developer agreed to do away with an entrance there so they can build up the count at the proposed light at the Church. Now they are close to those counts.

Steve Taylor stated that we will have to have two public hearings on the comprehensive plan issue, but both can be on the same night. One public hearing is to review the basic elements of the comprehensive plan, stating that we are going to re-adopt it, and second is a review of the goals and objectives. The hearings have to happen before September 2010. It gives us a chance to review and we can always go back and make minor changes.

Steve Taylor made a motion **to adopt a resolution to recommend to Council to re-adopt the 2005 Comprehensive Plan with the only changes known at this time to be the socio-economic data updated for the plan with the intent that we will do a full-blown comprehensive plan in 2013 to be ratified in 2014 to put us into the new census data so that we will always be behind the census curve as opposed to being ahead of the census curb.** Roger Bay seconded the motion. Roll call vote showed seven yeses and no noes. **Motion carried.**

Alan McCullough made a motion to approve two hours of continuing education for David Thiem of the Board of Adjustments. Vince Sticklen seconded the motion. All were in favor. Motion carried.

Vince Sticklen made a motion to adjourn the August 12th meeting and Roger Bay seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk