

## **Cold Spring Planning & Zoning May 12, 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 – Alan McCullough, Tom Ross, Donna Schmidt, Vince Sticklen and Stephen Taylor – excused was Dave Guidugli. Also present was City Clerk Rita Seger.

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

The April 14, 2010 regular meeting minutes were reviewed by all. Tom Ross made a motion for approval and Donna Schmidt seconded motion. All were in favor. Motion carried.

Steve Taylor stated that he signed a final plat, based on Staff recommendation, for Granite Spring, Building 23. Alan McCullough motioned for approval, and Vince Sticklen seconded the motion. All were in favor. Motion carried.

There were no public hearings scheduled for this meeting.

Per House Bill 55, Planning and Zoning members Tom Ross earned 3 hours of continuing education credits and Vince Sticklen earned 1.5 hours of continuing education credits. Donna Schmidt made a motion for approval and Alan McCullough seconded the motion. All were in favor. Motion carried.

Next on the agenda was review of potential annexation areas within the city. Donna Schmidt reported that she is still compiling information on Areas B and C and hopes to have that completed by the June Planning and Zoning meeting. There was no further discussion on this issue.

Brenda Helton was present in the audience and questioned the gravel road on a parcel of land located on Industrial Road. Steve Taylor stated that our Code Enforcement Officer had previously checked into this. The owner of this parcel put in this “temporary” gravel road to allow prospective buyers access onto the property for viewing. There are no current plans or submissions for development on this property at this time.

Sandy Ross was present in the audience. She stated that when she moved into the Springside subdivision, she discovered that these were private roads, and she worked with a group of residents to bring the roads up to standard so that they could be accepted as dedicated city streets. If a property is within city limits and is developed, Ms. Ross questioned the guidelines that the developers go by, and asked if they shouldn’t be required to go by the city regulations so that when and if the city is asked to take over those streets, it is already done to city standards.

Stephen Taylor stated that if it is a private development and they ask for private streets, they are not required to meet city codes. It is much less expensive for the developers to go for private streets. At the time of purchase, most of the people who buy in these developments are not aware that the street is private and will not be maintained or plowed by the city. Mr. Taylor reviewed many of the issues and problems involving private streets, and he stated that within the last few years we have taken steps to see that further private developments must at least meet the minimum city street requirements as far as the width of the streets and curbs.

Vince Sticklen made a motion to adjourn, and Tom Ross seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk