

## Cold Spring Planning & Zoning May 8, 2019

The regular meeting of the Cold Spring Planning and Zoning Commission was called to order by Chairman Mike Foulks. Pledge to the flag was led by the city clerk.

### *Roll Call:*

- Present - Mike Foulks, Robin Hahn (arrived at 6:35pm), Ron Schumacher, Steve Popovich, Glenn Kukla, Sam Conner, Brenda Helton, City Clerk Robin Sweeney, Attorney Brandon Voelker, and Kirk Hunter and Cindy Minter with Campbell County Planning & Zoning.

Mike Foulks pointed out the exits from the building, per Fire Department regulations.

### *Approval of Minutes:*

- The April 10, 2019 meeting minutes: Brenda Helton made a motion. Sam Conner seconded the motion. All in favor.  
**Motion passed.**

*Subdivision items:* None.

*Public Facilities:* None.

### *Public Hearings:*

- Mike Foulks opened Case 183-19-TXA-02 Proposed text amendment to the Zoning Ordinance pertaining to a size increase for variable message signs including a double-faced monochrome variable message sign of up to 40 square feet. Brandon Voelker explained what a text amendment is so that the board members, applicant, and audience were fully aware. Only two bodies can sponsor a text amendment, Cold Spring Planning & Zoning or Cold Spring City Council. Cindy Minter presented her PowerPoint presentation which showed proof of legal notice in the Campbell County Recorder. She reviewed the suggested revisions for the new sign type, which would be a ground sign (also called a monument sign), it would be double faced and an electronic variable message sign. Mrs. Minter reviewed the other classes of signs that the city allows, relevant definitions, the Professional Office Zone (PO), and the Comprehensive Plan goals. Lastly, Cindy Minter explained the proposed text changes, staff recommendation, the bases for their recommendation followed by supporting facts. Cindy Minter provided a copy of an email from Mr. David Whitaker with his opinion/comment on the issue. Dr. James Titus who is a member of First Baptist Church approached the commission to share his thoughts on the issue, he wants the church to be able to share their message with the community. Pastor Ric Frazier approached the commission and shared his frustrations with the process he has been going through with trying to get this sign. He said that he is stuck, and doesn't know what to do from this point. He stated that the church has been getting temporary sign permits from the City so that he can advertise their events, and those signs are more of an eye sore than his new sign would be. He continued to mention many community events that they hold because they have the space. Brandon Voelker read KRS 100.211 for Ric Frazier and the audience; the City is required to follow this. He also clarified that Council only voted to sponsor this, and to pay for the report by staff. There was discussion between Mr. Voelker and Pastor Ric Frazier about the process and rules of a text amendment, and who has the authority to do what. Dave Whitaker, who is an engineer and also a member of the church, approached the commission to share his findings in his research in the City's Zoning Ordinance and his concerns with their lack of ability to share their messages for the community in a timely manner. Charlie Coleman, member of the church approached the commission to share his thoughts. Don Wells also approached the commission share his opinion. Lee Washburn said that he thinks that having a larger sign with bigger writing would be easier to read and less likely to impede the flow of traffic. Paul Studer who is a resident and business owner in Cold Spring stated that he agrees with the staff's decision, it would negatively impact the zone because everyone would be able to install this very large sign. Chairman Mike Foulks closed the hearing and allowed P&Z members to ask questions. There was some discussion on how this amendment would affect the church current sign and other possible options for signage at this property. Mike Foulks shared his concerns with the larger signs. Glenn Kukla asked Cindy Minter for some clarification on what the proposal actually allows. Mrs. Minter stated that it would allow a new class sign type, and that sign class would be allowed in the PO Zone, she then reviewed the properties that are included in the zone. Steve Popovich made a motion to deny the proposed text amendment based on staff recommendation: That the Cold Spring Planning & Zoning Commission recommends to the City of Cold Spring City Council to decline the proposed text amendment due to its inconsistency with the intent of the

Comprehensive Plan, and purpose for the desired zone. The proposed amendment would further inhibit long-term strategies to enhance streetscapes and improve City gateways. The bases for recommendation is (1) Notice of public hearing was given in accordance with Section 18 of the Cold Spring Zoning Ordinance (2) The proposed changes have been reviewed in comparison with the Cold Spring Comprehensive Plan Update, Zoning Ordinance and Subdivision Regulations. (3) Per Kentucky Revised Statutes, the City of Cold Spring has the authority to enact zoning regulations within its jurisdiction. This authority includes the provision to amend its zoning classifications and uses. Glenn Kukla wanted to make it clear that this decision has nothing to do with the church, but to avoid these large signs being allowed everywhere in that zone. Brenda Helton seconded the motion. Roll call vote showed 7 yeses and 0 noes. **Motion carried.**

*Unfinished Business:*

- Glenn Kukla started a discussion about some of his concerns/ideas with architectural design standards within the city.

*Commission Items:*

*Comments/Requests to the commission:*

- Paul Studer gave the commission a copy of his proposal that he discussed at the last P&Z meeting, he would like the commission to review it and thanked them for their time.

*Adjournment:*

- Robin Hahn made motion to adjourn the May 8, 2019 Planning & Zoning Commission meeting at 8:20pm and Steve Popovich seconded the motion. All were in favor. **Motion passed.**

Respectfully submitted,  
Robin Sweeney, City Clerk

Approved: 9/11/19