

## **Cold Spring Planning & Zoning December 11, 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, Ron Schumacher, Steve Popovich, Glenn Kukla, Sam Conner, Brenda Helton, City Clerk Robin Sweeney, Attorney David Steele, and Kirk Hunter with Campbell County Planning & Zoning.
- Absent: Brandon Voelker

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

### *Approval of Minutes:*

- December 11, 2019 meeting minutes were reviewed by all. Steve Popovich made a motion to approve. Sam Conner seconded the motion. All in favor. **Motion passed.**

*Subdivision items:* None.

*Public Facilities:* None.

### *Public Hearings:*

- Case # 200-18-S1P-01 Stage 1 Plan for an IHOP restaurant and commercial/office building. Kirk Hunter reviewed the PowerPoint presentation which covers the legal notice that was published in the Campbell County Recorder. The presentation included aerial shots of the vicinity, the topography, the zoning and permitted uses, the current land use, future land use, and the site plan. The site plan included a grading plan, landscape plan, lighting plan, and building plan. Mr. Hunter shared the staff recommendation, which is to approve. There was some discussion on the lighting plan and the proposed parking lot and drive. John Girdler (arrived at 718) with Viox & Viox was able to answer the questions of the commission. The commission discussed what the new proposed building will be, and Mr Girdler stated he doesn't have specifics on that at the time. Sam Conner made a motion based on staff recommendation as follows: The proposed Site Development Plan/Stage I Plan for the IHOP restaurant building and site plan with the following condition:
  - Stormwater and utilities to be approved by city engineer
  - New building architecture and signage to be reviewed by P&Z Commission for similarity to existing structures.
  - Stage II approval is conditional on stormwater and utility approval by city engineer
  - Bases for Staff Recommendation:
  - The submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Comprehensive Plan, Zoning Ordinance and Subdivision Regulations
  - Proper notice of public hearing was given in accordance with KRS Chapter 424 and Zoning Ordinance Section 18. Robin Hahn seconded the motion. Roll call vote showed 7 yeses and 0 noes. **Motion passed.**

*Unfinished Business:* none.

*Commission Items:* none.

*Comments/Requests to the commission:* none.

### *Adjournment:*

- Ron Schumacher made motion to adjourn the December 11, 2019 Planning & Zoning Commission meeting, Steve Popovich seconded the motion. All were in favor. **Motion passed.**

Respectfully submitted,  
Robin Sweeney, City Clerk

Approved: 1/9/2020