

Planning & Zoning Minutes

November 9, 2022

The meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 6:30pm. The pledge was led by the chair Mike Foulks.

Roll Call: (00:40)

- Present: Steve Popovich, Sam Conner, Mike Foulks, Mike Forge, Marg Trunick, Robin Hahn, Greg Hizer, Attorney Brandon Voelker, City Clerk Robin Morency, and Kirk Hunter with Campbell County Planning & Zoning.

Mike Foulks pointed out the exits from the building, per fire department regulations. (00:53)

Minute Approval: (1:11)

- October 12 meeting minutes were reviewed by all. Marg Trunick made a motion to approve. Greg Hizer seconded the motion. All were in favor. **Motion passed**

Subdivision Items: None.

Public Facilities: None.

Public Hearing: (2:21)

- PZ-22-031 approval of stage 1 and stage 2 plans for the development of a fast-food restaurant with the drive through and outdoor seating. This includes a request for conditional-use permit for drive-through and variance request for roof pitch at 3971 Alexandria Pike. POWER Engineers is the applicant and this is for a Culver's restaurant. Kirk Hunter stated that legal notice was sent to adjoining property owners in October. Mr. Hunter showed an aerial view of the lot and reviewed the comprehensive plan, the zoning, the considerations of the site development plan, considerations of the conditional use permit: drive-through, and the considerations of a variance: roof pitch. There was discussion about the entrances, Stuart Carson, the engineer stated that he has had conversation with Brian Cox at KDOT (Kentucky Department of Transportation) in regards to the entrance to the restaurant from 27, and Mr. Cox said his supervisor is okay with the entrance as long as it is a right-in right-out only. Mr. Carson stated that they will work with KDOT on this entrance, but if it is determined that they cannot have an entrance on 27, they will still move forward with the development and use the other entrance. There was a discussion about whether or not a traffic study is needed. Mike Forge stated that the traffic situation isn't going to lessen, with or without a development here. Paul Popovich (5372 Winters Lane) addressed his traffic concerns. Mr. Popovich stated that this intersection is already dangerous and adding this development will only make it worse. Steve Popovich agreed that there are serious concerns with traffic in this area. Kirk Hunter addressed the variance for the roof pitch. He stated that mechanical equipment, whether ground or roof mounted, shall be screened from view. Mr. Hunter stated that there is no regulation prohibiting parapet walls unless they exceed the maximum building height, which in this case they do not. Steve Popovich asked if the minimum lot size is to be 2 acres for the conditional use permit. After review of the ordinance, it was determined that is correct and it is unclear of what the acreage actually is for this parcel based on what the applicant is showing and what the Campbell County PVA is showing. Mr. Carson stated that there are actually two parcels and both of them together equal 1.98 acres. Brandon Voelker also addressed the drive-through hours that are permitted. Mike Fremming (70 Madonna Lane) works at 4010 Alexandria Pike, stated that allowing this development in this location is a mistake and it will increase traffic tremendously. Steve Popovich made a motion to deny the conditional use permit which was withdrawn.
 - Mike Foulks made a motion to table based on the representation of the applicant to be able to confirm the size of the lot in regards to the conditional use minimum requirements, they also want to confer and provide information from KDOT regarding traffic and other issues heard tonight, they believe it is best to table the request for the stage 1 plans as well as the variance until the next meeting. Steve Popovich seconded the motion. Roll call vote shows 7 yeses and 0 noes. **Motion passed.**

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Unfinished Business: None

Correspondence: None.

Planning & Staff Items: None.

Commission Items: (1:28)

- Approval of 6 continuing education hours for Steve Popovich, 8.75 continuing education hours for Sam Conner, 1 continuing education hour for Mike Forge, and 1 continuing education hour for Greg Hizer. Greg Hizer made a motion to approve. Robin Hahn seconded the motion. All were in favor. **Motion passed.**

Comments/Requests to the Commission: None.

Adjournment: (2:15:01)

- Steve Popovich made a motion to adjourn the meeting at 8:45pm. Mike Foulks seconded the motion. All in favor. **Motion passed.**

Approved: 12/14/2022

Chairman:

To view the meeting agenda, visit: <https://coldspringky.gov/departments/planning-and-zoning/planning-and-zoning-agendas/>

To view the meeting video, visit: <https://coldspringky.gov/planning-and-zoning-meeting-videos/>