

Planning & Zoning Minutes

May 10, 2023

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: (00:47)

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

Mike Foulks pointed out the exits from the building, per fire department regulations. (01:07)

Minute Approval: (01:29)

- December 14, 2022 meeting minutes were reviewed by all. Sam Conner made a motion to approve. Greg Hizer seconded the motion. All were in favor. **Motion passed.**

Subdivision Items: None.

Public Facilities: None.

Public Hearing: (02:11)

- PZ-23-010 Approval of Improvement Plans for the Intersection of Link Lane and Alexandria Pike (US27). Kirk Hunter gave a PowerPoint presentation which included the notice that was published in the paper, the site plan, and aerial views of the site. The overall development site is 12-acres and Link Lane is the access to that site. Mr. Hunter did include a traffic memorandum from Viox & Viox which was requested by the Kentucky Transportation Cabinet since previous studies did conclude that the site may require a signal. There is nothing planned for this site at this time, this is just preparation for future development of the site. Staff recommendation is to approve the improvement plan with the following condition: (a) that the cost of the improvements borne by developer unless otherwise negotiated with the City of Cold Spring or the Kentucky Transportation Cabinet. Justin Verst with Viox & Viox addressed the commission stating that the highway department wants two lanes at the exit instead of one and they have been working with them on this for quite a while. Mr. Verst stated that the developer, Dr. Robinson is committed to making sure that this development is safe and that good quality developments join the area. Chairman Foulks wanted to make it clear that the light signal is not a topic of discussion for this hearing, that is a separate issue.
 - Public Comment: Roger Heck (resident) believes a light at this intersection will greatly impact Murnan residents, in a negative way so he is in opposition of a light signal at this location. He asked if there was a study involving Murnan and Mr. Verst stated that their study did include Murnan Road since they are required to study a mile in each direction and the state does acknowledge the issue at Murnan and US 27. Mr. Heck stated that another light needs to be added at Murnan and US 27, or the city take eminent domain of Corona Drive so that it can be used by Murnan residents. He then reviewed a section of the Comprehensive Plan which has plans of improving roads and traffic flow of Murnan Road. Cindy Minter advised that residents address council with these concerns and work with them to petition to KYTC6 for improvements at Murnan Road. Maura Berry with Cincinnati Childrens told the commission that they are opening a primary care facility in this development in early June. She added that the traffic light being added was one of the first questions that they asked when touring the facility, and they agreed to move forward since the developer had requested a light. Patti Heiert (Murnan resident) said that it doesn't make sense that everyone is concerned about the safety of the development but no one is looking out for the safety of the residents. Laura Vroegindewey (resident) understands the concerns of the Murnan Road residents and would ask that the light signals be synchronized. Mr. Verst said that they can talk to the highway department in regards to the light synchronization.

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Greg Hizer made a motion to approve the improvements on Link Lane including the additional lane and pedestrian crossway based on staff recommendation. Sam Conner seconded the motion. Roll call vote shows 4 yeses and 0 noes. **Motion passed.**

Unfinished Business: None

Correspondence: None.

Planning & Staff Items: None.

Commission Items: (01:53)

- Approval of 3.5 continuing education hours for Mike Forge and Mike Foulks. Sam Conner made a motion to approve. Robin Hahn seconded the motion. All were in favor. **Motion passed.**

Comments/Requests to the Commission: None.

Adjournment: (33:41)

- Greg Hizer made a motion. Sam Conner seconded the motion to adjourn the meeting at 7:04pm. All in favor. **Motion passed.**

Approved:

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/>