

The meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 6:30pm followed by the Pledge of Allegiance.

*Roll Call:*

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

*Minute Approval:*

- March 13, 2024 meeting minutes were reviewed by all. Mike Forge made a motion to approve. Greg Hizer seconded the motion. All were in favor. **Motion passed.**

*Subdivision Items:* None

*Public Facilities:* None

*Public Hearing:*

- PZ-24-014 (Zone Map Amendment from Industrial Park (IP) to Mixed-Use Planned Development (MUPD) and Neighborhood Commercial (NC)); and PZ-24-015 (Stage I plan for development of a Mixed-Use Commercial Development; and Variances for parking and setbacks) were presented to the commission by Cindy Minter with Campbell County Planning & Zoning. Cindy Minter stated that the applicant is Al Neyer LLC and the location being discussed is 3725 Alexandria Pike. Mrs. Minter reviewed the staff report which outlined the zoning and plans for the 27-acre site, the comprehensive plan, explanation of a zone map amendment, and consideration of variances (see attached).
  - Steve Popovich asked Mrs. Minter to clarify why this does not align with the comprehensive plan from 2018. Mrs. Minter stated that the redevelopment of this site was not anticipated during the last comprehensive plan update.
  - Brian Yangyuen, Development Manager with Al Neyer, LLC gave a brief overview of what they do and who they are.
  - Don Stegman with Cardinal Engineering gave some more information about the entrances to the development, incorporation of stormwater development, and the acreage of each proposed zone. There was discussion about the need for the setback variances, topography, and possible plans of the second phase.
  - Mark Stoeber (resident) addressed the commission stating that this meeting is in violation of the city's zoning ordinance because the applicant is not the owner of the property. Mr. Voelker told Mr. Stoeber that the development agreement between the city and Al Neyer, LLC granted them the authority to apply. Cindy Minter added that the applicant did provide the development agreement with their application. Mr. Stoeber shared his concerns with the proposed zoning, he does not think MUPD is appropriate. He also expressed his concerns with the traffic and the lack of research of this project.
  - Paul Studer (resident) is concerned with the parking stall variance as there are many bigger vehicles in this area. Mr. Studer does not agree that the 25-foot setback variance is applicable here at this site. Mr. Studer's biggest concern is how this will impact zoning in the future as it will set a precedence.
  - Greg Popovich (resident) said he would not like to see apartments or condos in this development as it will bring in more traffic concerns.
  - Linda & Jennifer Stamper (residents) wants to make sure that the developer does something nice with the green space since her property abuts the site; they hope that the tree line will stay to provide sound protection from the development. Ms. Stamper is also concerned about the traffic and what this development will do to the community.
  - Lou Gerding (resident) also questioned why Al Neyer, LLC is the applicant since the city is the property owner. Mr. Gerding added that this development is not consistent with the 2018 comprehensive plan. There was discussion about whether the right-of-way is included in the acreage of the zone change.

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- Joe Heil (resident) expressed his concerns with the traffic on US27 and 1998/Industrial Road. Mr. Heil asked for consideration of the landscape screening and the placement of the mechanical equipment of the building.
- Michael Schmitz (resident) is concerned with safety for pedestrians and hopes the sidewalks will be further away from US27.
- Paul Popovich (resident) feels that there are safety and welfare issues related to this development as this area is already dangerously congested.
- There was more discussion about the setback variance. Mr. Yangyuen said that they asked for the setback variance to preserve flexibility for those out lots. There was also discussion about building height.
- Steve Popovich thanked the developer for the presentation and said that this decision needs a lot more consideration and study. Mr. Popovich made a motion that this be tabled to allow for more research. Motion died for lack of a second.
- Mike Forge made a motion to approve a Zone Map Amendment from Industrial Park (IP) to Mixed Use Plan Development (MUPD) for approximately 25 acre and from IP to Neighborhood Commercial (NC) for approximately 3 acres as designated on the zoning plan plus adjacent right-of-way (ROW) to the centerline of US 27 and Industrial Road. The recommendation shall be forwarded to the City of Cold Spring City Council for adoption. Greg Hizer seconded the motion. Roll call vote shows 6 yeses and 1 no – Popovich. **Motion carried.**
- Marg Trunick made a motion to approve the conceptual site development plan as recommended by Campbell County Planning & Zoning. Greg Hizer seconded the motion. Brandon Voelker clarified that this plan is not for the entire site, the other out lots would have to come back to this body with stage 1 plans for the individual developments. Roll call vote shows 6 yeses and 1 no – Popovich. **Motion carried.**
- Greg Hizer made a motion to approve for parking stall dimensional variance of two feet from the required 10' x 20' to 10' x 18' within the MUPD zone and a drive aisle of 24 feet. Sam Conner seconded the motion. Roll call vote shows 6 yeses and 1 no – Popovich. **Motion passed.**
- The setback variance was withdrawn by the applicant.

*Unfinished Business:* None

*Correspondence:* None

*Planning & Staff Items:*

*Commission Items:*

- Approval of continuing education hours for the following members:
  - 2.5 hours for Sam Conner, Steve Popovich, Marg Trunick, Mark King
  - 10.5 hours for Mike Forge
  - 3.5 hours for Mike Foulks
  - 8.75 hours for Greg Hizer

Steve Popovich made a motion to approve. Sam Conner seconded the motion. All were in favor. **Motion passed.**

*Comments/Requests to the Commission:* None

*Adjournment:*

- Steve Popovich made a motion to adjourn the meeting at 8:46pm. Sam Conner seconded the meeting. All were in favor. **Motion passed.**

Approved: *6/12/24*

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Chairman: 

City Clerk: 

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

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