

**COLD SPRING  
PLANNING & ZONING AGENDA  
September 11, 2024  
6:30 PM**

1. PLEDGE TO THE FLAG, ROLL CALL, AND EXIT INSTRUCTIONS
2. APPROVAL OF MINUTES
  - August 14, 2024 P&Z Meeting
3. SUBDIVISION ITEMS
4. PUBLIC FACILITIES
5. PUBLIC HEARING ON SCHEDULED ITEMS
  - PZ-23-037
    - Applicant: City of Cold Spring
    - Text amendment for Mixed Use Planned Development (MUPD) Zone (continued from August meeting)
6. UNFINISHED BUSINESS
7. CORRESPONDENCE
8. PLANNING AND STAFF ITEMS
9. COMMISSION ITEMS
10. COMMENTS / REQUESTS TO THE COMMISSION
11. ADJOURN

## Planning & Zoning Minutes

August 14, 2024

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: Mike Forge, Mike Foulks, Greg Hizer, Mark King, Stacy Klosterman, City Attorney Brandon Voelker and Cindy Minter with Campbell County Planning & Zoning.
- Not Present: Sam Conner, Marg Trunick, Robin Morency

### *Minute Approval:*

- June 12, 2024 meeting minutes were reviewed by all. Greg Hizer made a motion to approve, second by Mike Forge. Mike Forge, Mike Foulks, and Greg Hizer were in favor; Mark King abstained since he was not at that meeting. **Motion passed.**

*Subdivision Items:* None

*Public Facilities:* None

### *Public Hearing:*

- PZ-24-030 - Applicant: City of Cold Spring, KY - Request: Consideration of text amendment to reduce the minimum size of new zones. Cindy Minter with Campbell County Planning & Zoning advised that this hearing was published in the Link Reader on July 27, 2024. Ms. Minter reviewed the staff report (see attached). Ms. Minter reviewed spot zoning and concerns with Neltner Drive. This case was researched due to a petition brought to city council for a zone change on Neltner Drive. Ms. Minter told the commission that they need to think city-wide when making this decision because it opens the potential for a lot of property owners to change their zoning. She added that they have consistently denied zone change requests because they had less than 5-acres. There was discussion about financing, buying/selling, and rebuilding homes that are a non-conforming use. Campbell County Planning & Zoning staff recommends no change to the Zoning Ordinance to reduce the minimum zone size as defined by Article 17.0, noting that a remedy does exist under Article 9.10 for legal non-conforming uses. There was no public comment. Greg Hizer made a motion to make no change to the zoning ordinance to reduce the minimum zone size based on staff's recommendation; second by Mark King. Roll call vote showed 4 yeses and 0 noes. **Motion passed.**
- PZ-23-037 – Applicant: City of Cold Spring, KY – Request: Text Amendment for Mixed Use Planned Development (MUPD) Zone. This hearing was published in the Link Reader on July 27, 2024. Cindy Minter reviewed the staff report (see attached). The city has requested a zone text amendment to modify the MUPD zone for administrative clarifications and adjusting residential uses in the Mixed Use Planned Development (MUPD) zone. Ms. Minter explained the purpose for the MUPD zone, it does not function like a traditional zone where there is a list of permitted and accessory uses that are permitted by right. There was discussion about the lifecycle of homes and variety of housing types. Ms. Minter reviewed the text with the commission, she said that a lot of repetitive text is being removed. There was discussion about the requirements for a traffic study to be submitted with a stage 1 plan and residential community requirements. Some of the requirements that were discussed were controlled access, dedicated greenspace and recreational amenities, and shared parking. Brandon Voelker read from an email sent by Mark Stoeber (resident) who could not attend and would like his comments to be entered into the record. One of his concerns is the area requirements allowing properties of at least one acre adjacent to an established MUPD zone to be rezoned to MUPD which would allow developments to be placed in a small area. Mr. Stoeber also shared concerns with the focus of the text amendment to essentially pull all stage 1 and 2 requirements is misguided, he stated that this zone was purposefully written to be self-contained. Other issues Mr. Stoeber pointed out were residential uses above commercial uses and high-density units and their lack of restrictions which were discussed by commission members. Mr. Stoeber also stated that housing as a conditional use puts the housing decision at the board of adjustment level and that is opposite of what residents and some of council wanted. There was discussion regarding his concerns with some

## Planning & Zoning Minutes

August 14, 2024

of the language being removed in various sections, such as utilities and design. Dallas Bray with Bray Enterprises said that this amendment will limit what he can do with his property and he hopes the city does not take the stance that they do not want apartments within the city. There was discussion about apartment sizes and density. Cindy Minter stated that she will review this amendment and come back to the commission for more discussion at the next meeting; something like this is extensive and will take some time. Mike Foulks made a motion to continue the public hearing for the text amendment for Mixed Use Planned Development (MUPD) Zone, second by Mike Forge. **Motion passed.**

*Unfinished Business:* None

*Correspondence:* None

*Planning & Staff Items:*

*Commission Items:*

- Approval of continuing education hours for Mike Foulks (2 hours) and Marg Trunick (2 hours). Mike Forge made a motion to approve, second by Greg Hizer. All were in favor. **Motion passed.**

*Comments/Requests to the Commission:* None

*Adjournment:*

- Mike Forge made a motion to adjourn the meeting at 8:58pm, second by Greg Hizer. All were in favor. **Motion passed.**

Approved:

Chairman:

City Clerk:

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/>



September 3, 2024

Mr. Mike Foulks, Chair  
Cold Spring Planning & Zoning Commission  
5694 East Alexandria Pike  
Cold Spring, KY 41076

Mr. Foulks,

The following case was held over for further discussion from the August 14, 2024 Cold Spring Planning & Zoning Meeting.

FILE NUMBER: PZ-23-037  
APPLICANT: City of Cold Spring  
REQUEST: Text Amendment for Mixed Use Planned Development (MUPD) Zone.

As was evident by discussion at the August meeting, a more in-depth understanding is warranted to be able to make recommendations regarding a zone text amendment to modify the MUPD zone for administrative clarifications and adjusting residential uses in the Mixed Use Planned Development (MUPD) zone.

Therefore, we are proposing to provide additional information and facilitate discussion on the following topics. If there are further items that the Commission would like more information on related to this topic, we are prepared to continue the research:

- Understanding your MUPD Zone text
- Overview of the location and history of the current MUPD Zones
- What is an RCD Overlay?
- Density in your Single-Family and Multi-Family Zones
- Current housing demand
- Example layouts of recent housing projects

A notice for this hearing has been advertised on LINK NKY online edition (<https://linknky.com/>). The hearing is scheduled with the Cold Spring Planning and Zoning Commission on September 11, 2024 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

We are not recommending any further text changes to the MUPD Zone until the Planning Commission is able to provide some general direction to staff.

Respectfully,

A handwritten signature in blue ink that reads 'Cindy Minter'.

Cindy Minter, AICP CFM  
Director - Campbell County Planning and Zoning