



## Planning & Zoning Minutes

September 11, 2024

The meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 6:30pm followed by a moment of silence in remembrance of September 11, 2001 then the Pledge of Allegiance.

### Roll Call:

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

### Minute Approval:

- The August 14, 2024 meeting minutes were reviewed by all. Mike Forge made a motion to approve, second by Greg Hizer. All were in favor. **Motion passed**

Subdivision Items: None

Public Facilities: None

### Public Hearing:

- PZ-23-037 – Applicant: City of Cold Spring, KY – Request: Text Amendment for Mixed Use Planned Development (MUPD) Zone. This hearing was continued from the August 14<sup>th</sup> public hearing and notice was published in the Link Reader on August 28, 2024. Cindy Minter reviewed the PowerPoint with proposed changes (see attached).
  - Mark Stoeber (resident) expressed his gratitude to the P&Z Commission for their time and provided a brief history of the city. He explained the concept of overlay zones and the intended purpose of the MUPD zone. Mr. Stoeber voiced key concerns, particularly regarding the 20% green space requirement. He also addressed topics such as density and the potential for abutting parcels to change zoning if they meet the one-acre minimum. Mike Forge agreed, noting that the issue of abutting one-acre parcels is a significant concern.
  - Ken Perry highlighted the significant changes along US 27 and in the city's overall character over the past 40 years. He expressed his support for progressive zoning, noting that it provides opportunity. According to Mr. Perry, the MUPD encourages creativity and flexibility, driven by market demands and tailored to unique sites. He also raised concerns about unit size restrictions, urging the commission to exempt senior housing from these limits. Mr. Perry suggested that the city conduct a study to assess the need for different unit sizes within city limits, emphasizing that many factors lead individuals to choose apartments over single-family homes.
  - Donna Pickett (resident) read a letter on behalf of Dallas Bray, Earl Woeste, and Alan Woeste, which will be submitted for the record. The letter expresses concerns that proposed changes to the MUPD zone will adversely impact their plans for properties they own within the city. They are requesting that the following options be considered: maintaining multi-family housing as a permitted use, grandfathering their property, or changing their zoning designation to R-3
  - Dallas Bray says his property value will be destroyed if they make multi-family housing a conditional use.
  - Mike Forge sought to address points raised in Mark Stoeber's comments from the last meeting regarding edits to the MUPD zone. One key issue was the use of "shall" versus "may" in the text; he believes that "shall" should be retained. Additionally, he noted that the term "duly authorized representative" is too vague, as it is not clearly defined.

The commission reviewed the MUPD zone text section by section. There was a discussion regarding traffic study approvals, during which Brandon Voelker informed the group that a text amendment is forthcoming to require traffic study approval. The commission expressed strong interest in making the submission of a traffic study a mandatory part of the Stage 1 plan. Other topics discussed included duplicated language within the zoning ordinance, residential uses, the requirement for 20% green space to be included and submitted with plans, the number of units allowed per acre, open-air display areas, dining facilities, outdoor dining, pedestrian walkways, as well as amendments and expirations of plans. Ms. Minter expressed that she has received helpful guidance



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from the commission. She plans to revise the document and will present both a marked-up version and a clean version for further review. There was a discussion regarding when the document would be ready for review, as well as the upcoming hearings for the commission. Greg Hizer Made a motion to close this public hearing at 9:40pm, second by Marg Trunick. All in favor. **Motion passed.** The commission discussed the potential need for a special meeting.

*Unfinished Business:* None

*Correspondence:* None

*Planning & Staff Items:* None.

*Commission Items:* None.

*Comments/Requests to the Commission:* None

### *Adjournment:*

- Mike Forge made a motion to adjourn the meeting at 9:44pm, second by Sam Conner. All were in favor. **Motion passed.**

Approved:

11/21/24

Chairman:

Michael D. Jordan

City Clerk:

Robin Morency

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/>