



Cold Spring City Council Special Meeting Agenda

December 9, 2024
7:30pm

1. Call Meeting to Order
2. Prayer & Pledge
3. Roll Call
4. Minute Approval
 - November 25, 2024 Council meeting minutes
5. Ordinance 24-1096, 2nd reading to adopt an ordinance amending the Cold Spring Zoning Ordinance modifying portions of the MUPD (Mixed Use Planned Development) Zone.
6. Citizen Comments (5 minutes per speaker)
7. Mayor Comments
8. Council Comments
9. Adjournment



Cold Spring Council Minutes November 25, 2024

Council unanimously decided that Councilman Adam Sandfoss would preside over the meeting in Mayor Penque's absence. The November 25, 2024 council meeting was called to order by Councilman Adam Sandfoss at 7:30pm.

Prayer and pledge were led by the city clerk.

Roll Call & Exit Instructions:

- Present: Chris Ampfer, Lisa Cavanaugh, Dave Guidugli, Paul Kloeker, Cindy Moore, Adam Sandfoss, City Clerk Robin Morency, Police Chief Steve Collinsworth, Public Works Director Ron Hitch, and Attorney Brandon Voelker
- Not Present: Mayor Penque, Steve Taylor

Additions or Deletions to the Agenda:

- Paul Kloeker requested that a discussion on medical marijuana be added to Old Business.

Items of Interest to the Community:

- December 14 – Pancakes & PJ's with Santa from 10am – 2pm. Registration is currently open and can be found on Facebook and our website. Every attendee must register, including adults. Two adults per family can register.
- February 14 – Senior Luncheon from 11am – 1pm. Registration will be available in January
- Please call or email the city clerk to be added to our email distribution list to receive information on events and important information.

Approval of Minutes:

- October 28, 2024 Council meeting minutes were reviewed by all. Dave Guidugli made a motion, second by Lisa Cavanaugh. All were in favor. **Motion passed.**

Recognition of Scheduled Guests: None.

Recognition of Unscheduled Guests: None.

Old Business:

- Medical Marijuana discussion: Paul Kloeker inquired about the status of the zoning text review following the recent lottery for dispensary locations. Lisa Cavanaugh reiterated her opposition to allowing such businesses within the city. The Council emphasized the importance of ensuring that Campbell County Planning & Zoning was informed about the resolution passed by the Council to proceed with the matter.

New Business:

- Consideration of Planning and Zoning text amendments regarding MUPD and Stage 1 KYTC approvals, possible first reading of ordinances. Brandon Voelker provided an overview of the MUPD text changes, offering context on the actions and decisions made by the Planning and Zoning Commission. There was discussion about building height restrictions, landscaping, and verbiage throughout the text.
 - Ordinance 24-1096, 1st reading to approve an ordinance amending the Cold Spring Zoning Ordinance modifying portions of the MUPD (Mixed Use Planned Development) Zone. Cindy Moore made a motion, second by Lisa Cavanaugh. Roll call vote shows 5 yeses, 1 no – Guidugli. **Motion passed.** Cindy Moore



Cold Spring Council Minutes

November 25, 2024

requested a review of the 40-foot height requirement prior to the second reading. Paul Kloeker commended the Planning & Zoning Commission for their diligent work on this text change, highlighting the thoroughness of their review.

Follow up Citizen Comments:

- Lou Gerding (resident) requested input from Fire Chief Dan Schultz regarding building height and public safety. Chief Schultz explained that while they collaborate closely with the building department during the plan review process, building height falls outside the fire department's jurisdiction.

Department Reports (in writing):

- Police Department - Lisa Cavanaugh requested additional details about the Cram the Cruiser event. Chief Steve Collinworth shared that the event will take place on December 21, from 8:00 a.m. to 2:00 p.m., at the Crossroads Kroger. They will be collecting non-perishable food items.
- Public Works – Dave Guidugli inquired about street sealing on Darlas Drive and requested an update on the progress of the ballfield improvements. Ron Hitch responded that he is currently awaiting quotes for the ballfield updates. Cindy Moore asked whether the pickleball mat had been purchased. In response, Mr. Hitch explained that due to limited information available about the mat, the city has decided not to proceed with the purchase at this time.
- Code Enforcement – Dave Guidugli shared that he is disappointed with the code enforcement department and the new reporting.

Council Comments:

- Chris Ampfer wished everyone a Happy Thanksgiving.
- Lisa Cavanaugh shared feedback from residents; most are happy with the council, departments and the overall state of the city. She also wished everyone a Happy Thanksgiving.
- Paul Kloeker reminded everyone of the December meeting schedule.
- Cindy Moore inquired about rental revenue from the tenant on the DAV property. There was discussion about payment in lieu of taxes from the DAV property.
- Adam Sandfoss wished everyone a Happy Thanksgiving, especially those who will be working.

Attorney Comments: None.

Mayor Comments: None.

Adjournment:

- Dave Guidugli made a motion to adjourn the meeting at 8:32pm, second by Lisa Cavanaugh. All were in favor.
Motion passed.

Approved:

City Clerk:

Mayor:



Cold Spring Council Minutes
November 25, 2024

To view the meeting agenda, visit: <https://coldspringky.gov/city-council/meeting-agendas/>

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