



## Planning & Zoning Minutes

November 21, 2024

The special meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 5:30pm followed by 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, and City Attorney Brandon Voelker.

### Minute Approval:

- The September 11, 2024 meeting minutes were reviewed by all. Greg Hizer made a motion to approve, second by Sam Conner. All were in favor. **Motion passed**

### Public Hearing:

- Public Hearing on City of Cold Spring Council's request for consideration of amending the Cold Spring Zoning Ordinance to require Kentucky Highway Transportation Cabinet approval prior to any application utilizing a roadway of the Commonwealth of Kentucky. Brandon Voelker reviewed an email from a developer expressing concerns about the wording of the text. The developer believes the current phrasing could hinder progress on projects within the city. The developer suggested that the city require an executed Memorandum of Understanding with KYTC, agreeing on the scope of the traffic study for Stage I submittal and KYTC approved traffic study for Stage II. Joe Kramer from Cardinal Engineering addressed the commission to provide insight into the development process from a developer's perspective. Mr. Kramer expressed his agreement with the suggestion to require a Memorandum of Understanding, emphasizing the importance of the city having a voice in meetings with KYTC and the developer from the beginning stages. Mr. Kramer requested that the commission table the vote to allow for further research and the development of language that could address the concerns of all parties involved. Earl Woeste (property owner) feels that the proposed language will extend the process for developers, he agrees that this should be tabled so that the city can improve the language. Mark Stoeber noted that this issue has been ongoing in the city, and he was unaware that the city could engage in discussions with the developer and KYTC. Brandon Voelker advised that the commission take their time and get this right, with all the information. Greg Hizer is not sure that a MOU will fulfill what they are trying to accomplish. Mike Foulks made a motion to table the public hearing, second by Greg Hizer. All were in favor. **Motion passed.** Brandon Voelker will contact the engineer to gather additional information.

### Unfinished Business:

- Discussion and Recommendation regarding proposed text amendments to the MUPD (Mixed Use Planned Development) zone, no public hearing, two priors conducted: Brandon Voelker presented revised text, incorporating feedback from previous discussions, and reviewed the updated items with the commission. Greg Hizer made a motion to approve the recommended text amendments to the MUPD zone, second by Mike Forge. Roll call vote shows 7 yeses and 0 noes. **Motion passed.**

### Comments/Requests to the Commission: None

### Adjournment:

- Greg Hizer made a motion to adjourn the meeting at 6:12pm, second by Sam Conner. All were in favor. **Motion passed.**



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Approved: 2/12/25

Chairman:

*James W. Todd*

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/>