

ORIGINAL



## Planning & Zoning Minutes

March 12, 2025

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, Greg Hizer, Mark King, Jerry Schmidt, City Clerk Robin Morency, Attorney Oliver Wilhite, and Cindy Minter with Campbell County Planning & Zoning.
- Not Present: Marg Trunick

### Minute Approval:

- The February 12, 2025 meeting minutes were reviewed by all. Sam Conner made a motion to approve, second by Greg Hizer. All were in favor, Mike Forge abstained. **Motion passed**

### Public Hearing:

- PZ-25-004
  - LOCATION: 5531 Alexandria Pike at Cold Spring Pointe
  - APPLICANT: Midland Atlantic Properties
  - REQUEST: Revised Stage II Plans for a Fuel Center

Cindy Minter reviewed the previously approved plan, which originally placed the fuel tanks underneath the power lines. However, Duke Energy requested that the fuel tanks be relocated. Ms. Minter's presentation included a PowerPoint outlining the site plan, revised landscaping and lighting plan, building elevations, dumpster enclosures, and revised signage locations. There was a discussion regarding the entry and exit points for the gas station. Clayton Riney from Midland Atlantic addressed the commission, providing updates related to US 27. He stated that the Kentucky Transportation Cabinet (KYTC) is requiring the installation of a traffic signal and upgrades to a portion of US 27 adjacent to the development, including concrete work, asphalt, and lighting improvements. He noted that this presentation represents the first outparcel being submitted, with additional proposals expected in the future.

Staff recommendation is to (1) approve the amended Stage II plan for the fuel center as a result of the relocation of the fuel tanks and dumpster area. (2) To approve the signage. The bases for the recommendation are: (a) the submitted request is appropriate for this site and is found to be in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning ordinance. (b) In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given. Greg Hizer made a motion to approve based on staff recommendation, seconded by Sam Conner. Roll call vote shows 6 yeses and 0 noes. **Motion passed.**

### New Business:

- There was discussion about continuing education hours.
- Election of Officers: Mike Forge made a motion to keep the officers as is: Chair – Mike Foulks, Vice Chair – Greg Hizer, Secretary – Sam Conner. Mark King seconded the motion. Roll call vote shows 6 yeses and 0 noes. **Motion passed.**

### Adjournment:

- Jerry Schmidt made a motion to adjourn the meeting at 7:01pm, second by Greg Hizer. All were in favor. **Motion passed.**

Approved: 5/14/25

Chairman:

A handwritten signature in blue ink, appearing to read "Michael D. Foulks".

City Clerk:

A handwritten signature in blue ink, appearing to read "Robin Morency".



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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/>