



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, Jerry Schmidt, Marg Trunick, Stacy Klosterman, Attorney from Gatlin Voelker, and Kirk Hunter with Campbell County Planning & Zoning.
- Not Present: Mark King

Minute Approval:

- The March 12, 2025 meeting minutes were reviewed by all. Jerry Schmidt made a motion to approve with the corrections to the attendance, second by Sam Conner. All were in favor. **Motion passed**

Public Hearing:

- PZ-25-006
 - LOCATION: Alexandria Pike at Cold Spring Pointe
 - APPLICANT: Bohler Engineering
 - REQUEST: Stage I and Stage II Plans for a financial institution with a sign variance
 - Kirk Hunter provided an overview of the location and zoning history of the area. He also reviewed the site plans, which included details on topography, landscaping, signage package, trash enclosure, utility lines, lighting, drive aisles, and parking layout. There was discussion about the sign variance needed and where the signs would be placed. Staff recommendation is (1) To grant a variance of the maximum number of Class 5 signs to allow for a total of two class 5 signs; and (2) To approve the Stage I/Stage II plan for a bank with drive-through. Lou Gerding (resident) expressed concerns regarding technical difficulties that prevented residents from viewing the plans on the TV screen. He also stated his opposition to allowing sign variances, noting his desire to prevent the new development from becoming cluttered with signage. Mike Forge stated for the record, to the commission and all interested parties, that he is a retired employee of Chase Bank. Jerry Schmidt made a motion, second by Mike Forge, to approve the request in accordance with the staff recommendation, based on the following: (1) Notice of public hearing was given in accordance with Section 18 of the Cold Spring Zoning Ordinance; (2) In accordance with KRS 100.241 Variances, the board shall have the power to hear and decide on applications for variances. The board may impose any reasonable conditions or restrictions on any variance it decides to grant. (3) The planning commission may hear and finally decide applications for conditional use permits and variances with a proposed development assuming all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251. (4) 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. (5) In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given. Roll call showed 6 yeses and 0 noes. **Motion passed.**
- PZ-25-019
 - LOCATION: 3725 Alexandria Pike
 - APPLICANT: Merus, LLC
 - REQUEST: Stage I and Stage II plans for a retail development
 - Kirk Hunter reviewed the zoning of the site and neighboring sites, the comprehensive plan, the right-of-way's, topography, grading plan, landscape plan, utilities, and curb cut. There was discussion about the out-lot sizes, traffic impact study, entrance and exit to the site, and traffic signals. Lou Gerding (resident) inquired whether the commission had ever voted on the second phase of the overall site plan, noting



Planning & Zoning Minutes

May 14, 2025

items that were supposed to be discussed, such as the 20% green space and traffic flow. Greg Hizer made a motion, second by Jerry Schmidt, to approve the Stage I, Stage II, and grading plan for a retail development in accordance with staff recommendation, based on the following: (1) 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. (2) In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given. Roll call vote shows 6 yeses and 0 noes. Motion passed.

- PZ-25-018
 - LOCATION: 3725 Alexandria Pike
 - APPLICANT: Merus, LLC
 - REQUEST: Stage I and Stage II plans for a restaurant
 - Kirk Hunter reviewed the lot size, parking, and the pick-up window stating, that this is a multi-tenant building. Staff recommends to approve the plans with the condition that stage II plans be submitted to the city engineer for review. There was discussion about access to the site, and the meeting with the Henry Court residents. Mike Forge made a motion, second by Sam Conner, to approve the stage I and II plans in accordance with staff recommendation, based on the following: (1) The submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning Ordinance. (2) In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public hearing was given. Roll call vote shows 6 yeses and 0 noes. Motion passed.

New Business: None.

Adjournment:

- Sam Conner made a motion to adjourn the meeting at 7:28pm, second by Jerry Schmidt. All were in favor. Motion passed.

Approved: *8/13/25*

Chairman: *Michael E. Foster*

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/>