



Planning & Zoning Minutes
September 10, 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, Marg Trunick, City Clerk Robin Morency, City Attorney Brandon Voelker and Campbell County Director of Planning & Zoning Cindy Minter.

Minute Approval:

- August 13, 2025 meeting minutes were reviewed by all. Mike Forge made a motion to approve, second by Jerry Schmidt. All were in favor. **Motion passed**

Public Hearing:

- File #- PZ-25-042
 - Applicant – City of Cold Spring
 - Request – Changes to the SDA (Special Development Area) Zone
- Cindy Minter reviewed the current ordinance and the proposed changes to the SDA Zone.
- Paul Studer (resident) provided background on why the SDA zone was created. He urged the commission to carefully consider the proposed changes, which he feels benefit developers rather than residents, and warned that they could be dangerous.
 - Linda Williams (resident) expressed concern that the rules are being altered to accommodate people who do not live in the city. She also shared her frustration with communication from the city.
 - Joe Ruwe (works in the city) encouraged the commission to keep an open mind about reasonable development, though he felt most development would not add significant value.
 - Jerry Kozlowski (resident) voiced support for the proposed changes, stating they would help protect nearby neighborhoods. He added that 9:00 p.m. is too early for a drive-thru to close and suggested that aesthetics could be controlled through strict landscaping and setback requirements. He asked for a favorable vote.
 - Bob Mount (property owner) encouraged the adoption of the proposed changes.
 - Steve Popovich (resident) read from an article by Brian Markus, noting concerns that the city's image has been damaged. He expressed frustration with traffic and overdevelopment.
 - Antonio Garcia (resident) opposed the proposed changes, stating they would bring development too close to his home and make the area unsafe for his family. He recommended increasing setback requirements.
 - Jeff Heil (resident) voiced opposition to the proposed changes, citing safety concerns for his family and stating the area is fine as it is.
 - Joe Heil (resident) thanked the commission for their service. He expressed concern about drive-thru noise affecting nearby neighbors, referenced goals from the comprehensive plan, and argued that the proposed changes are unreasonable and set a troubling precedent.
 - John Pferrman (business owner) questioned whether the proposed Culver's could work next to his business, raising specific concerns about traffic and semi-truck access.
 - Paul Popovich (resident) opposed the proposed SDA zone changes, citing concerns that additional development would increase traffic and hinder residents from entering and exiting their streets.
 - Ken Voelker (resident) commented that the traffic in the area is getting unbearable and compared it to major city traffic issues.
 - Debbie Popovich (resident) expressed that it appears the commission is not considering residents' opinions. She noted that the city already has sufficient businesses and emphasized that the board has the authority to control development.



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- o John (resident) shared frustrations regarding the appearance of US 27 and the accumulation of trash in front of local businesses.
- o Richard Hughes (resident) voiced concerns about traffic.
- o Gail Ruschman (resident) expressed that the proposed SDA changes could create major traffic challenges if further development occurs in the area.
- o Meg Grothaus (resident) recounted her experience living near Frisch's on Sturbridge, highlighting issues she faced living close to a fast-food restaurant. She added that traffic will be increased if these changes are approved.
- o Berry Prather (resident) noted that traffic is inevitable, but suggested the city could provide a high-quality restaurant for families rather than fast-food options.
- o Beth Prather (resident) acknowledged traffic concerns on US 27 but does not believe a potential Culver's would worsen conditions. She described the current property as an eyesore, requested clarification on the process, and stated she is ultimately in favor of the proposed changes.
- o It was announced that there were 56 emails received by the city clerk in advance of the meeting, 40 were in favor of the changes and 16 were opposed. These emails were distributed to the commission prior to the meeting and they will be maintained in city files as public record.

After public comment, the commission discussed operating hours. Mike Forge expressed disagreement with several of the proposed changes outlined in Section H of the text, and thinks that the commission would be setting a precedent if approving these changes. Mike Forge made a motion to reject any proposed changes to the SDA Zone; the motion failed for lack of a second. Cindy Minter provided a section-by-section review of the proposed changes. The commission engaged in discussion regarding drive-thru operating hours, pick up windows, indoor dining requirements, acreage requirements, and conditional uses. Mike Foulks took a straw poll to determine the drive thru hours of 6:00 a.m. to 10:00 p.m., it was 4 yes, 3 no. Greg Hizer made a motion for Cindy Minter to revise the proposed changes in accordance with the discussions held during the meeting, which was seconded by Mike Forge. Roll call vote shows 7 yeses and 0 noes. **Motion passed.**

Adjournment:

- Jerry Schmidt made a motion to adjourn the meeting at 10:08pm, second by Sam Conner. All were in favor. **Motion passed.**

Approved: 10/8/25

Chairman:

A handwritten signature in blue ink, reading "Michael E. Foulks".

City Clerk:

A handwritten signature in blue ink, reading "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/>