



Cold Spring Council Minutes October 27, 2025

The October 27, 2025 special council meeting was called to order by Mayor Penque at 6:30pm.

Prayer and pledge were led by the city clerk.

Roll Call & Exit Instructions:

- Present: Mayor Penque, Chris Ampfer, Lisa Cavanaugh, Steve Cunningham, Cindy Moore, Laura Vroegindewey, City Clerk Robin Morency, Public Works Director Ron Hitch, Police Chief Steve Collinsworth, and Attorney Brandon Voelker.
- Not Present: Adam Sandfoss

Items of Interest to the Community:

- Trick or Treat: October 31 from 6:00pm to 8:00pm
- Veterans Day Memorial Ceremony: November 11 at 10:00am at the Veteran Memorial in Municipal Park
- Craft Show: November 8 from 10:00am to 3:00pm

Minute Approval:

- October 13, 2025 special meeting minutes were reviewed by all. Steve Cunningham made a motion, seconded by Lisa Cavanaugh. All in favor. None opposed. **Motion passed.**
- October 13, 2025 caucus meeting minutes were reviewed by all. Steve Cunningham made a motion, seconded by Chris Ampfer. All in favor. None opposed. **Motion passed.**

Ordinance 25-1104:

- 2nd reading to adopt an ordinance amending the City of Cold Spring budget and pay plan for the fiscal year July 1, 2025 through June 30, 2026. Chris Ampfer made a motion, second by Lisa Cavanaugh. Roll call vote shows 5 yes and 0 no. **Motion passed.**

Ordinance 25-1105:

- 2nd reading to adopt an ordinance amending the City of Cold Spring's Code of Ordinances RE: Peddlers, Itinerant merchants, and solicitors. Lisa Cavanaugh made a motion, second by Cindy Moore. Roll call vote shows 5 yes and 0 no. **Motion passed.**

Public Hearing:

- PZ-25-042: Changes to the Special Development Area (SDA) Zone
 - Citizen Comments
 - Mark Stoeber (resident) provided background on the SDA zone and summarized the recent proceedings related to the proposed text amendment. He recommended that council does not change the conditional use acreage to 1.5 and keep setbacks at 50 feet.
 - Linda Williams (resident) shared information about the property value of the site that Culver's is interested in and expressed concern that the developer did not conduct sufficient due diligence before acquiring the property. She added that altering the acreage would be irresponsible. Ms. Williams said their concern is not with Culver's, they would have the same concerns regardless of the business.
 - Bob Mount (property owner) thanked Council for the opportunity to speak and addressed the safety and traffic concerns that had been raised. He noted that Culver's prides itself on being



a strong community partner, emphasized that this project involves a local investor, and stated that it would contribute to increasing the community's tax base.

- Brandon Martin (operating partner of Culver's) stated that he supports the SDA text change and highlighted potential community benefits Culver's could provide, such as reading and sports programs. He added that Culver's is more than just a restaurant and believes it would be a positive addition to the city.
- Don Seibert (resident) shared his experience as a former council member, noting that they never anticipated the level of growth the area has seen. He expressed his love for the community and concern about potential traffic issues.
- Brandon Voelker clarified the concept of spot zoning and explained that the council is considering amendments to the entire zone, not just a single property. Cindy Moore added that there are 44–48 properties within the SDA zone that would be affected by the text amendment, noting that it could allow for additional drive-thru's in the future if those properties were sold and combined to meet the proposed 1.5-acre requirement.
- Paul Studer (resident) stated that commercial properties should be directed to the outer areas of the city. Mr. Studer expressed that this change would be a step backward and disrespectful to current residents and business owners, urging council members to deny the amendment.
- Jerry Kozlowski (property owner) stated that he was unaware of the acreage requirements in the zone at the time the property was purchased. He added that Culver's would be a good fit for the community and noted that a restaurant of this type cannot operate successfully without a drive-thru. He added that he went door-to-door and talked to many residents who are in favor of the language being changed.
- Mary Stoeber (resident) expressed concern that changing the acreage requirements could negatively impact the area and the quality of life for residents. She urged Council to deny the proposed 1.5-acre requirement.
- Janice Morscher (resident) questioned how many additional fire and police personnel might be needed to accommodate the anticipated growth. Chief Collinsworth responded that it may require hiring a few additional officers. There was additional conversation about traffic concerns.
- Paul Popovich (resident) questioned the logistics of entering and exiting the development
- Gail Ruschman (resident) stated that approving this change would be "opening Pandora's box," expressing that her primary concern is safety, as she believes it is not a suitable location.
- Mike Freming (resident) opposed the proposed changes, noting that the current zoning regulations were established for a reason. He expressed concern that the amendment could diminish the area's residential appeal and negatively affect current homeowners and their property values.
- Joe Heil (resident) reiterated that the concern is not with Culver's, but with zoning laws. He questioned the rationale for changing the setback requirements and noted that approving this amendment could establish a precedent that cannot be undone.
- Debbie Popovich (resident) expressed concern about public safety due to increased traffic, the potential impact on the image of Cold Spring, and the inconvenience this change could create for those traveling through the city. She urged Council to deny the proposed amendment to protect both safety and the city's image.
- Jeanna Garmany (resident) is opposed to any changes to the SDA zone and encourages council to vote no to the proposed changes.



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- Diane Schowalter (resident) expressed disappointment with the recent developments in Cold Spring, citing concerns about safety and traffic, and stated her opposition to the proposed changes to the SDA zone.
- Berry Prather (resident) stated that Culver's would be a positive development for the area, noting that the owners are Cold Spring property owners and soon-to-be residents. He added that this development would enhance the city's image compared to other potential uses of the site if the text amendment is denied.
- Emily Cain (resident) encouraged Council to deny the text amendment, stating that she moved to Cold Spring for its safety and beauty and wishes to preserve those qualities.
- Richard Hughes (resident) stated that while he supports progress, he also values home value, and tradition. He expressed that the text amendment does not make sense, noting that his property value has already declined from lost potential. He added that the change would likely bring more businesses, which in turn would increase traffic.
- Ordinance 25-1106: 1st reading to approve amendments to the Special Development Area (SDA) Zone. Steve Cunningham made a motion, second by Cindy Moore. Lisa Cavanaugh noted that there are always differing opinions and emphasized that a vote not going as one wishes does not mean Council did not listen. Cindy Moore stated that the proposed change is not supported by the comprehensive plan. She added that there are currently no housing requirements in the SDA zone and expressed a desire to see density restrictions implemented. She also addressed setback requirements, and emphasized that the loss of even one life is too many. Brandon Voelker provided clarification regarding curb cuts and arterial streets. Chris Ampfer stated that he does not believe there is a "magic number" regarding acreage and noted that he is supportive of growth. He added that the city cannot control development in surrounding communities or the traffic on US 27. Steve Cunningham stated that he would like to see some of the proposed changes adopted with certain exceptions, such as maintaining the current setback requirements and the proposed acreage reduction. Cindy Moore stated that some of the emails received by residents were copied and pasted. Roll call vote shows 2 yeses and 3 noes – Cunningham, Vroegindewey, and Moore. Motion failed.

Follow Up Citizen Comments (5 minutes per speaker)

- Mark Stoeber approached to clarify procedure for the second reading. There was discussion regarding how Council should proceed if they wish to modify the currently proposed changes.
- Jerry Kozlowski (resident) reiterated that not one of the residents that he spoke to were opposed the text change.

Council Comments

- Steve Cunningham thanked everyone for coming
- Lisa Cavanaugh thanked everyone for coming
- Laura Vroegindewey thanked everyone for their input and reminded attendees that the discussion is not about Culver's or a specific location, but about a change affecting the entire SDA Zone. She also thanked staff for coordinating the meeting and for arranging for it to be held at the Community Center.
- Cindy Moore thanked everyone for coming and for all their input, as a council member she does listen and was willing to talk to anyone who wanted to voice their opinion.

Adjournment:



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- Laura Vroegindewey made a motion to adjourn the meeting at 8:24pm, seconded by Cindy Moore. All in favor.
None opposed.

Approved: 11/24/25

City Clerk: 

Mayor: 

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

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