



## Cold Spring Council Minutes December 8, 2025

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- Linda Williams (resident) questions what the reasoning behind the text amendment is. She thinks that Culver's would be an asset to the city, but this is not the location for it.
  - Ann Marie Perkins (resident) shared her vision for the future of Cold Spring and expressed concerns about already problematic traffic patterns, stating that she does not see any benefits to the SDA text amendments.

### Ordinance 25-1106:

- **2<sup>nd</sup> reading to adopt amendments to the Special Development Area (SDA) Zone.** Chris Ampfer made a motion, second by Adam Sandfoss. Laura Vroegindewey asked Brandon Voelker to clarify why ordinances have a first and second reading, Mr. Voelker noted that historically Cold Spring has conducted readings differently than most cities, which typically do not vote on the first reading. Roll call vote shows 2 yes and 4 no – Cunningham, Moore, Sandfoss, Vroegindewey. **Motion failed.** Steve Cunningham suggested that council consider approving the one item in the ordinance pertaining to dwelling units. Brandon Voelker suggested that council look to sponsor another amendment with that change.

### Ordinance 25-1107:

- **2<sup>nd</sup> reading to adopt an ordinance providing for Social Security participation.** Steve Cunningham made a motion, second by Laura Vroegindewey. Roll call vote shows 6 yeses and 0 no. **Motion passed.**

### Municipal Order 25-11:

- An order appointing Paul Kloeker to the Planning & Zoning Commission to fill a vacancy. Lisa Cavanaugh made a motion, seconded by Chris Ampfer. Steve Cunningham read comments from resident Steve Popovich, reiterating his comments from the last meeting. Paul Kloeker addressed council and accusations made at the previous meeting. Council member shared their thoughts on the appointment and Paul Kloeker shared his reasoning for his interest in the vacancy and why he believes he is a good candidate. Roll call vote shows 3 yes and 3 no – Cunningham, Moore, Vroegindewey, Mayor Penque broke the tie with a yes vote. **Motion passed.**

### Follow Up Citizen Comments (5 minutes per speaker)

- Debbie Popovich (resident) addressed accusations against her husband, Steve Popovich.
- Mark Stoeber (resident) explained the reasoning behind the city's practice of holding a vote during the first reading, stating that the first vote serves as a vote of intent and demonstrates respect to residents by showing where council stands.
- Richard Hughes (resident) apologized for speaking out against a council members opinion.
- Dave Woughter (resident) thanked council for voting no on the SDA amendments, and suggested that the comprehensive plan be reviewed.
- Carol Haas (resident) suggested that the next newsletter include additional information about the committees and any current vacancies.

### Council Comments

- Steve Cunningham apologized for how his comments may have been perceived and wished everyone a wonderful holiday season.
- Laura Vroegindewey thanked everyone for coming and wished everyone a happy holiday.
- Cindy Moore thanked everyone for coming to the recent meetings and appreciates the public input.
- Lisa Cavanaugh thanked everyone for attending and reminded the audience that there are always people on both sides of any issue.
- Adam Sandfoss thanked everyone for coming and wished everyone a happy holiday.



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The December 8, 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, Adam Sandoss, Laura Vroegindewey, City Clerk Robin Morency, Public Works Director Ron Hitch, Police Chief Steve Collinsworth, and Attorney Brandon Voelker.

### Items of Interest to the Community:

- Light Up Cold Spring: We will be accepting nominations until December 12<sup>th</sup>. Please contact the clerk's office to submit a nomination.
- Pancakes & PJ's with Santa: December 13<sup>th</sup> from 10:00am – 12:00pm. Registration is now closed. We look forward to seeing everyone Saturday!
- Cram the Cruiser: December 13<sup>th</sup> from 8:00am to 2:00pm at the Kroger on Crossroads Boulevard. The St. Vincent de Paul Wish List can be found on the Police Department and City Facebook page.

### Minute Approval:

- November 24, 2025 meeting minutes were reviewed by all. Adam Sandfoss made a motion, seconded by Lisa Cavanaugh. All in favor. None opposed. **Motion passed.**

### Citizen Comments:

- Lou Gerding (resident) shared information from a Cincinnati Enquirer article noting that two of the busiest streets in the tri-state are in Cold Spring. He urged Council to vote against the proposed SDA text amendments.
- Alan Smiley (resident) came to oppose the Culver's restaurant at the proposed location due to traffic issues.
- Rick Steinmetz (resident) asked to confirm that this was the second reading. Mayor Penque confirmed that it was.
- Paul Studer (resident) wanted to reiterate how the SDA Zone came about. He is very concerned about what would happen if these amendments are passed.
- Joe Heil (resident) stated that he attended the stormwater meeting, found it to be very informative, and thanked Ron Hitch and his crew. Mr. Heil stated that many residents on surrounding streets near the proposed Culver's location would be negatively impacted, affecting the health, safety, and welfare of residents, and that they deserve to be protected. He also stated that he does not support the appointment of Paul Kloeker to the Planning and Zoning Commission.
- Richard Hughes (resident) asked if there were any modifications to ordinance 25-1106. He was assured that there were no changes.
- Carol Haas (resident) spoke to council regarding a for a leaf removal program.
- Mark Stoeber (resident) spoke about an article regarding the busiest areas in Northern Kentucky, noting that Cold Spring has three of them, including one area with approximately 43,000 vehicles per day. Mr. Stoeber recommended that the two-acre requirement remain in place.
- Ken Voelker (resident) asked council to vote for what is right and to listen to the residents.
- Debbie Popovich (resident) stated that allowing the acreage requirement to be reduced would have life-changing impacts due to increased traffic generated by additional drive-throughs.



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- Chris Ampfer explained the reasoning behind his vote, congratulated Mr. Kloeker on his appointment, and wished everyone a Merry Christmas.

**Mayor Comments:**

- Mayor Penque addressed the planning and zoning process, traffic complaints and wished everyone a Merry Christmas and Happy New Year.

**Adjournment:**

- Adam Sandfoss made a motion to adjourn the meeting at 7:48pm, seconded by Lisa Cavanaugh. All in favor. None opposed.

Approved: 2/9/26

City Clerk: Robin Morency

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/>

