

## **Cold Spring Planning & Zoning December 10, 2008**

The regular meeting of Cold Spring Planning and Zoning Commission was called to order by Vice-Chairman Ken Warden. Pledge to the flag was recited. The roll call showed the following present – Roger Bay, Alan McCullough, Donna Schmidt, Vince Sticklen, and Ken Warden – excused were Stephen Taylor and Ken Sharp. Also present were Rita Seger, Andy Videkovich and Abby Voelker.

Ken Warden pointed out the exits from the building, per Fire Department regulations.

The October 8, 2008 regular meeting minutes were reviewed by all. Vince Sticklen made a motion for approval and Donna Schmidt seconded motion. All were in favor. Motion carried.

Since the last meeting, an ID Plat for a land addition of 0.3107 acre parcel in the name of Wallace & Shirley Humphries, a final plat with a subdivision bond for Granite Spring Section 17, and a final plat for Cold Spring Plaza, section 2, were signed by Stephen Taylor. Roger Bay made a motion to approve these signings and Alan McCullough seconded the motion. All were in favor. Motion carried.

A public hearing was called to order on an **approximate 5.0 acre area located at the NE corner of intersection of Alexandria Pike with E. Alexandria Pike (Griffin Industries) for: 1.) review of a proposed Stage I Development Plan and 2.) to seek a variance reducing the required setback of a class 10 ground sign along E. Alexandria Pike from five (5) feet to zero (0) feet.** Andy Videkovich, NKAPC, gave a presentation and history of the site. Staff has recommended approval of the submitted Stage I Development Plan, which shows the existing office buildings and off-street parking areas, modification of the existing full access curb cut onto Alexandria Pike to a right-out only access point, construction of a gate with stone piers at the Alexandria Pike entrance, construction of a clock tower and memorial plaque, construction of a class 10 sign at the Alexandria Pike entrance, construction of a class 10 sign and entry wall at the E. Alexandria Pike entrance, construction of an outdoor seating area, and relocation of the existing dumpster to the east side of the site. Staff also has recommended approval of the variance request. The information and supporting bases for recommendations are listed in the November 25, 2008 staff report.

Ken Warden confirmed that no parking areas would be lost with the reconfiguration of this site, even with the clock tower. Andy Videkovich stated that the clock tower is being placed in an open space area.

Mike Studer of Studer Design was present. He stated that where they are asking for a variance at E. Alexandria Pike, the right of way cuts back thirty to forty feet. All of the other areas follow the sidewalks.

Mr. Studer stated that Griffin Industries wants to increase the safety of the Alexandria Pike curb cut. With people attempting to make left turns in and out of that site, there was a safety concern. They met with NKAPC, the Highway Department, and the Fire Department and came up with this as the best solution. It is modeled after the right turn lane at the St. Joseph's intersection. The gate at that exit will be closed and act as a physical barrier to let people know that you can't enter that way. They considered just painting stripes, but that would still give people the opportunity to pull into the site. They don't want to lose the identity of the original building on US 27.

Another challenge was to unify the entire site into a campus. They are removing their original sign on US 27 and the new signage will be a monument type sign, low key and very subtle. They are aware of the predominance of the location and feel this plan will tie it all together. The clock tower, with its use of brick, stone and metal will also help to unify the entire campus.

Mr. Studer passed out information which shows the relocation and screening of the dumpster, and it includes an engineering report stating that the dumpster will not impair the capacity of the retention basin. It will be landscaped. There is also an area near the clock tower which will be a memorial garden in honor of the deceased founding members of Griffin Industries. The outdoor seating area is off of a conference area in the new addition, and will be used strictly for people taking breaks for fresh air.

Mr. Studer stated that at this point, there is construction taking place on the site. Griffin is concerned about keeping the crews there to keep this project rolling. If this plan is approved tonight, and with the Stage II plan being the same or including whatever recommendations this Board might make tonight, they request that the Staff at NKAPC be given the

authorization to do the review the Stage II so they don't lose a month of good weather by having the same document reviewed by this Board over again. They would like to get this corner and debris completed and cleaned up in terms of construction and get their lives back to normal.

Vince Sticklen requested verification of the location of the 31 feet at the entrance between the property and the street and if it goes out as far as Alexandria Pike. He asked if there would be enough room off of US 27 so that one day there might be a second right turn lane that could be added so that traffic would move a little bit better. Mike Studer stated the right of way holds tight to E. Alexandria Pike, and then cuts down into their site and then cuts back to five feet. Their concern is that if they hold the sign back five feet further, it will look out of place on the site. The sign is back far enough so that it would not affect anything future on that site and it will not close any doors. Mr. Studer presented a copy of his plan and pointed out the location.

Roger Bay verified that the clock would not chime or make any noise. Mr. Studer stated that the tower will be an element to unify the building.

Vince Sticklen questioned how the gate will operate when people are leaving. Mr. Studer stated that the gate will be closed most of the time, and will open either by remote sensor, or trippers. They want the main traffic to go out on E. Alexandria Pike. The Fire Department has no problems making that an exit only and are glad to see the safety of the intersection improved.

Ken Warden stated that he did mention this Alexandria Pike entrance/exit when Griffin first approached the city for their extension. By restricting it to right turn only and by having a gate, it will help eliminate much of the traffic problems in that area and appears to be a great idea. He verified that they would be reconfiguring the throat of that driveway, and questioned if they have permission from the Highway Department. Mike Studer said that they have not gotten that far yet but it is on this Stage I and as soon as they can they will go for the permit.

Ken Warden verified that the new sign on Alexandria Pike will be on the same spot as the old sign. He questioned if there was a reason that they could not have the new sign on E. Alexandria Pike back a foot or so, instead of right on the right of way, and if there would be a footer for that sign. Mr. Studer stated that it lines up better with the other sign and looks better with the overall look of the campus. It is a good distance from E. Alexandria Pike and it looks appropriate. There will be a footer that will not encroach onto the right of way. The sign itself will probably be back a little bit on the footer.

Ken Warden questioned the relocation of the dumpster and how far it is from the property line. Andy Videkovich stated that it appears to be approximately fifty to sixty feet back from the nearest property line, going against a residential property line. Our regulations state that it has to be minimum of two feet from property lines and in the SDA zone, whenever it is adjacent to a residential property, there must be at least thirty feet maintained as a buffer area. This does have well over that footage. He stated that the screening for the dumpster appears to meet all of the requirements, with final approval at the Stage II plan.

Alan McCullough stated that the city is fortunate to have Griffin Industries located in our city. It looks beautiful and the improvements that they have made are amazing. Mr. Studer stated that the Griffins were concerned about how it would look in the city and how to tie everything together. When it is finished it will be spectacular. There is no signage on the clock tower except for their logo, with a clock on all four sides.

Ken Warden closed the public hearing.

Roger Bay made a motion to **approve the submitted Stage I Development Plan for Griffin Industries on the bases of Staff recommendations.** Vince Sticklen seconded the motion. Roll call vote showed five yeses and no noes. **Motion carried.**

Roger Bay made a motion to **approve the variance request for Griffin Industries, reducing the required setback for the Class 10 sign from 5 feet to zero feet on the E. Alexandria Pike signage, on the bases of Staff recommendation.** Alan McCullough seconded the motion. Roll call vote showed five yeses and no noes. **Motion carried.**

Alan McCullough made a motion **to authorize NKAPC Staff to administratively review and approve the Stage II Development Plan for Griffin Industries.** Vince Sticklen seconded the motion. Roll call vote showed five yeses and no noes. **Motion carried.**

Ken Warden stated that an ad hoc committee was needed to nominate new officers for 2009. Roger Bay, Donna Schmidt, and Alan McCullough were selected for this nominating committee.

Ken Warden introduced and welcomed the new city administrative officer, Michael Vank. Mr. Vank stated that he is very happy to be here with the city and will try to attend as many of the P & Z meetings as he can so that he can get a feel for what is going on as far as development in the city. He is a resource for the mayor, for the staff and all of the commissions and committees that help the city. If you have a problem, or need him to talk to someone please give him a call. This is a very challenging opportunity and he has enjoyed every minute of it.

Vince Sticklen motioned that the meeting be adjourned. Roger Bay seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk