

## **Cold Spring Planning & Zoning December 11, 2013**

The regular meeting of the Cold Spring Planning and Zoning Commission was called to order by Vice Chairman Anthony Ponting. Pledge to the flag was led by the city clerk. Roll call showed the following present – Alan McCullough, Tony Ponting, Donna Schmidt and Vince Sticklen – excused were Christopher Vaught and Peter Glenn. Also present were City Clerk Rita Seger, City Attorney Brandon Voelker, and Campbell County P&Z Members Ryan Hutchinson and Director Cindy Minter.

Mr. Ponting pointed out the exits from the building, per Fire Department regulations.

The September 11, 2013 regular meeting minutes were reviewed by all. Alan McCullough made a motion to approve these minutes and Vince Sticklen seconded motion. All were in favor. Motion carried.

Mr. Ponting requested approval of a final plat for Granite Spring Building 32 which was signed by Christopher Vaught. Alan McCullough made a motion for approval and Donna Schmidt seconded the motion. All were in favor. Motion carried.

**Tony Ponting opened public hearing #125-13-SPD-01 on a request for approval of a site plan for the addition of a larger automated car wash bay and dedicated drive aisle to serve the expansion - applicant E. Kerns, Mr. Spotless Car Wash, 4679 Alexandria Pike, Cold Spring, Ky.**

Ryan Hutchinson, Campbell County Planning & Zoning, approached the Board with Staff review. He explained that the request is to add an additional dedicated, automatic car wash bay to the facility just to the north side of the property. With a slide presentation he explained the site and surrounding property, the current entry to the property, the existing parking aisles, vacuums, dumpster and existing detention area for the site. He showed where the proposed dedicated drive aisle would go along the north side of the property. The current zoning for the site is HC, and the comprehensive plan update allows this site for retail service. A topography map of the site in question shows that it is very steep on the north side of the property. The proposed addition will be on the left side as you are facing the property. The new drive aisle will only serve the proposed new car wash addition and will not affect existing traffic flow. They are proposing to put in an underground storage tank where the existing detention area is which will store the water runoff for the site. Due to steep slopes along the north side of the property line the applicant has had to get in a geotechnical engineer involved to deal with slope stability and the stability of the proposed structure. They are also going to be adding a wall along the northern side of the drive aisle and the building, and will be doing a piered foundation which would be needed to hold up a portion of the proposed addition. The plan doesn't indicate any sign changes or new lighting to the property.

Staff has recommended approval of this proposed addition subject to the following conditions: **1.) that any signage or lighting be submitted to staff for review and approval. 2.) that the applicant complies with all applicable building, subdivision and zoning ordinance regulations, 3.) that the applicant meets the minimum storm water requirements of the City of Cold Spring, and 4.) that the applicant comply with the geo-tech report recommendations for construction provided by Patriot Engineering dated 9/17/13.** Mr. Hutchinson explained the bases for their recommendations for approval, as written in staff report. He stated that everything has met at least the minimum requirements

Vince Sticklen questioned the appearance of the pillars that will have be constructed on the north side, how they will look, and what passers-by will see.

Tony Pangallo of Erpenbeck Engineers came forward on behalf of the applicant and presented a drawing to the Board showing the north side of the building and what the pillar supports will look like. You will not see a pillar sticking out of the ground. It will be benched in and sloped up and compacted up to the piers with a straight slope.

Tony Ponting questioned what material they were going to use for the retaining wall. Mr. Pangallo stated that it will be a stackable concrete block, just for looks to cover up the piers. Vince Sticklen questioned if there would be yearly inspections to make sure that there is no slippage, and should that occur what would happen at that point. Mr. Pangallo stated it would be up to the owner to rectify that. Mr. Kern stated that he will certainly maintain it because he wouldn't want his new building to fall. Alan McCullough asked if there was anything different between this new automatic car wash and the existing automatic car washes. Mr. Kerns stated that the best way to describe it is that it will be an express wash.

Ryan stated that generally speaking the piers go down and are two feet into the bedrock. Mr. Kerns stated that the piers are approximately thirty feet and spaced every eight feet apart. They start at the corner of the building, along the wall and along the center of the building. There are two rows of piers. There will be the concrete block wall all around the curb

and along where the building is, and that will be backfilled with gravel and everything will be finished in and geo-graded within that.

Vince Sticklen questioned the proposed drainage. Mr. Pangallo stated that at the front side on the original site plan, there is an underground pipe for detention. He explained that the water goes into a set of pipes, one larger and one smaller, and because the outlet is much smaller it will retain the water and then be released slowly. This pipe is for the existing front section of the car wash. This met all of the requirements at the time. All of the drainage for the new addition will be channeled into the new tank structure that they are putting in toward the rear of the site.

Ryan Hutchinson stated that is something that the city will have to sign off on to make sure that it meets the minimum stormwater specifications, which is why staff has included condition #3. Brandon Voelker stated that the city has a stormwater expert retained that will be reviewing this since we have just started our stormwater program. Ryan Hutchinson stated that staff's building inspectors will inspect the piers and retaining wall and make sure that the geo-grade goes in and holds the wall up properly and that it complies with the compaction reports provided to staff on the geo-tech.

Tony Ponting questioned if the reason we are reviewing this is because of the stormwater. Ryan Hutchinson stated that with anything in a commercial zone that has changes they have to submit a site plan and the changes have to be reviewed by the Planning & Zoning Commission. If it were a residential zone and they just wanted to build a house that is an internal review, but being that this is commercial it is different. This doesn't have any additional parking requirements or new signage or new lighting, but if they do plan on doing something like that they would have to submit it to staff who would look at their plans and make sure it meets the Cold Spring zoning requirements. This is also something that they can do later on and could be reviewed internally. Ryan Hutchinson verified with Mr. Kern that they will be bringing in some dirt offsite.

Vince Sticklen stated that there is a residential neighborhood to the rear of this site. He verified with Mr. Kern that the hours worked by employees would be from approximately 8 am to 6 pm.

Ryan Hutchinson stated that in our zoning ordinance there is a requirement that in a retail or industrial zone that is adjacent to a residential zone there must be a ten foot screening buffer, and this site does have an existing buffer and it is something that they will have to maintain.

Vince Sticklen made a **motion to approve the site plan for the car wash addition for Mr. Spotless Car Wash as presented, including the four conditions as listed in Staff report, on the bases of Staff recommendations.** Alan McCullough seconded the motion. Roll call vote showed four yeses and no noes. **Motion carried.**

Ryan Hutchinson stated that tonight this Board gave approval on the final plat in Granite Spring Building 32. This is one of four buildings that are left in the condo phase on Marble Way in the Granite Spring Subdivision, and you will probably see another item on the next agenda for the last three buildable lots plus a green space. That will finish out the street. They will try to pave that last section of street or provide a bond so that when weather permits they can come back later and pave it. Mr. Hutchinson then introduced the new Campbell County Planning & Zoning Director Cindy Mintor. He stated that she has been with them for a few months now and she is doing a great job. If you have any questions, please feel free to contact either of them.

Tony Ponting stated that a **nominating committee** of Planning & Zoning members is needed to **appoint officers for 2014. Vince Sticklen, Donna Schmidt, and Alan McCullough volunteered to be on this committee.** Recommendations will be made at the January 8, 2014 meeting.

Vince Sticklen made a motion to adjourn the December 11, 2013 meeting, and Alan McCullough seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

Rita Seger, City Clerk