

**LAKESWOOD PLANNING COMMISSION
PUBLIC MEETING
MINUTES**

October 3, 2007

COMMISSIONERS PRESENT:

Tracy Sheffield
Jerald Golley
John Plotkin
Rich Urbanowski (Chair)
George Brown III
Ray Schoch
Michael Rohr

STAFF PRESENT:

Rebecca Clark, Director, Community Planning & Development
Gail Spencer, Administrative Manager, Community Planning & Development
Roger Wadnal, Manager, Comprehensive Planning and Research
Rob Smetana, Principal Planner, Comprehensive Planning and Research
Walter Jauch, Secretary, Planning Commission

Following are the minutes of October 3, 2007 Lakewood Planning Commission Public Meeting. A permanent set of these minutes is retained in the office of the City Clerk.

ROLL CALL

The roll having been called, a quorum was declared and the following business was conducted:

ITEM 1: PL-07-007, Request of Michael J. Rock, City of Lakewood, to adopt the proposed Transit Mixed Use Development Manual. The manual, which is authorized under Zoning Ordinance Section 17-22-15, is intended to assist the developer, citizens, and staff in understanding Article 22 of the Zoning Ordinance, and to present the level of quality expected by the City for all projects located within the Transit Mixed Used Zone District areas.

MR. ROB SMETANA asked to enter case files, submitted information, records, zoning ordinance, subdivision ordinance, Comprehensive Plan into the record.

COMMISSIONER URBANOWSKI accepted and complimented the staff on the manual. COMMISSIONERS SCHOCH and PLOTKIN concurred.

COMMISSIONER SHEFFIELD asked if this issue is also reviewed and approved by City Council.

MR. SMETANA answered that the Planning Commission is the body that approves and amends this document.

MS. REBECCA CLARK commented that legal advice was sought regarding this issue and that it was determined review and approval via the Planning Commission is the proper method.

COMMISSIONER GOLLEY asked if the public has seen the document.

MR. SMETANA answered that this document is available from the City's website.

COMMISSIONER GOLLEY asked if there was any comments from the public about the documents.

MR. SMETANA answered that no comments were received.

COMMISSIONER URBANOWSKI wanted assurance that proper notification methods and meetings were performed.

MR. ROGER WADNAL stated that this manual is a culmination of a two-year process and there has been a tremendous amount of public involvement in this whole process.

COMMISSIONER URBANOWSKI asked how the document is made available to the public.

MR. SMETANA replied that the document is posted on the City's website and will be included in a folder of information for those requesting it.

MS. CLARK further clarified that there is a folder system cooperatively developed between departments within Community Planning and Development. This folder consists of demographics, TMU Zoning, the TMU Development Manual and will be incorporated into booklet form to be handed out upon request.

COMMISSIONER PLOTKIN made a MOTION to ADOPT the Transit Mixed Use Development Manual Case No. PL-07-007 based upon the findings of facts and conclusions:

FINDINGS OF FACT AND CONCLUSIONS

WE FIND THAT:

1. Mr. Mike Rock, City Manager for the City of Lakewood has submitted an application to adopt the proposed Transit Mixed Use Development Manual, PL-07-007; and

2. The TMU Development Manual is authorized for adoption through section 17-22-15 of the Zoning Ordinance; and
3. Notice of the public hearing was published in the newspaper of record as required by State Statutes; and
4. Two Study Sessions were held with Lakewood Planning Commission; and
5. The TMU Development Manual is consistent with the goals of the Lakewood Comprehensive Plan; and
6. Planning Commission has considered the public testimony received and the staff report and recommendation.

AND

That the Planning Commission ADOPT the Transit Mixed Use Development Manual, Case Number PL-07-007, subject to:

1. Any corrections or additions that are recommend by the City Attorney's Office.

SECONDED by COMMISSIONER SCHOCH.

VOTE taken –

Seven Ayes – Commissioners Sheffield, Golley, Plotkin, Urbanowski, Brown, Schoch and Rohr.

Zero Nays.

MOTION PASSED.

APPROVAL OF MINUTES

Minutes from the Public Hearing of September 19, 2007 approved by unanimous vote.

GENERAL BUSINESS

MS. CLARK wished to notify the Commission that there are no agenda items scheduled for the October 17th Planning Commission. A public meeting between the new City Attorney and the Planning Commission is being scheduled to start at 6:00 P.M. subject to availability of the new Attorney.

Citizen's Planning Academy graduation is scheduled for October 24th with invitations to be sent to the City Council and Planning Commission.

MS. CLARK further stated that beginning the first part of next year staff will be writing a new zoning ordinance. This will necessitate a couple of training sessions be performed for the benefit of Planning Commission.

COMMISSIONER URBANOWSKI mentioned the October 11th Lighting Tour.

MS. CLARK further mentioned that this tour will include visits to areas with a variety of lighting types and qualities.

ADJOURNMENT

Meeting adjourned at 07:30 P.M.

November 7, 2007
Date Approved

Walter M. Jauch
Walter M. Jauch, Secretary
to the Planning Commission