

**LAKWOOD PLANNING COMMISSION
PUBLIC MEETING
MINUTES**

January 16, 2008

COMMISSIONERS PRESENT:

Tracy Sheffield
John Plotkin
Rich Urbanowski
George Brown III
Ray Schoch
Michael Rohr

STAFF PRESENT:

Rebecca Clark, Director, Community Planning and Development
Paul Rice, Principal Planner, Development Review
Tina Dill, Associate Planner, Development Review
Ben Mehmen, Civil Engineer II, Public Works

Following are the minutes of January 16, 2008 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: ELECTION OF PLANNING COMMISSION OFFICERS, Continued to February 6, 2008 Regular Meeting.

ITEM 2: DESIGNATION OF PUBLIC PLACE FOR POSTING NOTICES OF PUBLIC MEETINGS DURING 2008 PURSUANT TO C.R.S. 24-6-402.

COMMISSIONER RAY SCHOCH made a MOTION for APPROVAL of the Designation of Public Place for Posting Notices of Public Meetings During 2008 Pursuant to C.R.S. 24-6-402.

Motion was SECONDED by COMMISSIONER TRACY SHEFFIELD.

VOICE VOTE TAKEN -

Six Ayes - Commissioners Sheffield, Plotkin, Urbanowski, Brown, Schoch and Rohr.

Zero Nays.

One Absent – Commissioner Golley.

MOTION PASSED.

COMMISSIONER RICH URBANOWSKI disclosed that he has had past professional interaction with the staff engineer in the case being presented tonight, but this will not affect his decision in any way.

ITEM 3: CASE SU-07-002 – Chez Elle Salon and Spa Special Use Permit.

To approve a Special Use Permit (SUP) to allow for the conversion of an existing single-family residence into a salon per Section 17-6-4 of the City of Lakewood Zoning Ordinance. The salon would offer hair, nail and skin care services by six (6) cosmetologists.

MS. KASEY GRANTHAM, 1395 Kipling Street, Lakewood, CO, representing herself presented slides and information regarding the case. She originally purchased the property in June 5, 2006 and the strategic plan for Kipling Street was a huge draw for her. Her vision is of a quaint, upscale salon with a garden in front and parking in back. She wishes to have a maximum of six cosmetologists. Hours of operation would be:

Sunday and Monday – Closed.
Tuesday through Friday – 8 AM to 8 PM
Saturday – 8 AM to 6 PM

MS. TINA DILL presented for staff and requested to enter into the record case materials, Zoning Ordinances, Lakewood's Comprehensive Plan, and any associated materials.

COMMISSIONER URBANOWSKI accepted.

PUBLIC COMMENT OPENED at 7:14 P.M.

MS. NANCY HARDESTY, 9183 W. 7th Avenue, Lakewood, CO, stated that Kipling Street is her lifeline and wishes that the Commission grant this SUP to encourage economic development and keep Kipling Street a vibrant part of the community.

PUBLIC COMMENT CLOSED at 7:15 P.M.

COMMISSIONER JOHN PLOTKIN requested more information from staff about the access to the property and if the signage was sufficient.

MR. BEN MEHMEN responded that the access will be a standard driveway access as required by the City standards and will be twenty-four feet wide. The space in the rear should be sufficient for a person to maneuver without having to backup onto Kipling Street.

MS. DILL responded that, due to the SUP process, allowed signage is limited to twenty-five square feet.

COMMISSIONER PLOTKIN asked how near signage can be placed to the road.

MS. DILL answered it can be no closer than ten feet to the right-of-way.

COMMISSIONER PLOTKIN stated he was concerned for the business that this would not be sufficient.

MS. REBECCA CLARK stated that a widening project in the vicinity would increase the visibility of this business.

COMMISSIONER RAY SCHOCH asked about the practical difficulties of moving a brick garage.

MS. GRANTHAM responded that it is possible and she has a few bids for moving the garage. Contractors will cut the garage at the lowest point possible, build a new foundation and move the garage. She also noted that this garage is particularly well built.

COMMISSIONER MICHAEL ROHR asked if she is currently running a business in the home.

MS. GRANTHAM responded affirmatively as she is a hairdresser.

COMMISSIONER URBANOWSKI asked if the sign can be placed in areas other than the garden area.

MS. DILL responded affirmatively.

COMMISSIONER TRACY SHEFFIELD made a MOTION for APPROVAL of the Special Use Permit SU-07-002 including all Findings of Facts presented and in the Staff Report.

Motion was SECONDED by COMMISSIONER RAY SCHOCH.

COMMISSIONER BROWN commented he has seen video of buildings being moved and it is possible.

COMMISSIONER SCHOCH commended applicant and staff regarding the proposed landscaping and believes this will enhance the property.

COMMISSIONER PLOTKIN commented it would be a good type of business for this location.

COMMISSIONER URBANOWSKI commended the applicant for the beautification of the area and to the staff for the solid report.

VOTE TAKEN -

Six Ayes - Commissioners Sheffield, Plotkin, Urbanowski, Brown, Schoch and Rohr.

Zero Nays.

One Absent – Commissioner Golley.

MOTION PASSED.

APPROVAL OF MINUTES

VOICE VOTE taken, Six Ayes, Zero Nays. Minutes of December 5, 2007 APPROVED.

GENERAL BUSINESS:

MS. CLARK supplied information about the new sixty-member board reporting to the City Manager's Office and some of their proposed areas of issues and concern. A possible change from this board would be the televising and broadcasting of the Planning Commission meetings and hearings.

COMMISSIONER URBANOWSKI requested comments about the standard practice of televising Planning Commission meetings and opinions from other Commissioners and discussion ensued.

MS. CLARK mentioned Community Resources Master Plan Public Meeting scheduled on Thursday, February 7, 2008 at 6:00 P.M.

COMMISSIONER URBANOWSKI provided information about appointments to the Wadsworth Corridor Plan: Commissioners Sheffield representing Ward 2, Brown representing Ward 5, Schoch At-Large, and Urbanowski representing Ward 3 as Chair. Committee is still being formed and the first meeting will be January 31, 2008.


COMMISSIONER SCHOCH discussed the Affordable Housing Conference scheduled on February 22, 2008 in Belmar.

COMMISSIONER SHEFFIELD discussed the West Colfax Avenue Overlay District and it's first public open house scheduled on January 24, 2008 at the Clements Community Center.

ADJOURNMENT

Meeting adjourned at 08:05 P.M.

February 6, 2008
Date Approved


Walter M. Jauch, Secretary
to the Planning Commission