

**LAKWOOD PLANNING COMMISSION
PUBLIC MEETING
MINUTES**

May 7, 2008

COMMISSIONERS PRESENT:

Tracy Sheffield
Jerald Golley
John Plotkin
George Brown III
Ray Schoch
Michael Rohr

STAFF PRESENT:

Rebecca Clark, Director, Community Planning and Development
Timothy Gelston, Manager, Development Review
Andrea Thompson, Associate Planner, Development Review
Walter Jauch, Secretary to the Planning Commission

Following are the minutes of May 7, 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:

ITEMS 1: SU-08-001, ADVANTAGE RENT A CAR SPECIAL USE PERMIT.

Request the Planning Commission to approve a Special Use Permit to allow an automobile rental/leasing use to operate in Unit 6B of the existing retail center at 2589 South Lewis Way. The property is zoned S-3-C, Community Commercial with conditions.

MR. FRANK TAMMETTA, Steamboat Springs Leasing, 16655 W. Colfax Avenue, Golden, CO 80401, presented case as applicant. The hours of operation will be Monday through Friday; 7:00 a.m. to 6:00 p.m. and Saturdays and Sundays, 8:00 a.m. to 2:00 p.m. Up to ten cars will be kept on this premise. Servicing of vehicles is completed at their main service center located at Denver International Airport or a certified dealership. He is responsible for monitoring this location on a daily basis.

MS. ANDREA THOMPSON requested to enter in the record the staff report, case files, Lakewood Zoning Ordinance and Subdivision Ordinance, the Comprehensive Plans, all amendments, neighborhood and corridor plans and all associated materials.

COMMISSIONER JOHN PLOTKIN accepted.

MS. THOMPSON stated that there is to be a maximum of ten rental vehicles on-site per a private lease agreement. The SUP would allow a maximum of twelve vehicles to be consistent with city code. No servicing of vehicles is to take place and there would be no additional signage. No exterior changes to the site are being requested, too. The seven zoning conditions for this zone district are listed on the staff report, page 2. These conditions were fulfilled with the development of North Bear Crossing. A neighborhood meeting was held on March 6, 2008 with no persons in attendance and staff has not received any written or verbal comments from citizens regarding this SUP. The case was referred to six outside agencies with no comments of concern received. Staff recommends approval of this Special Use Permit.

Public Comment opened 7:15 PM

Public Comment closed 7:16 PM

COMMISSIONER MICHAEL ROHR asked about minor cleaning of vehicles.

MR. TAMMETTA responded that there is to be no servicing of any type at this location. Fueling will take place at gas stations in the area. In addition, there are approximately three automobile wash facilities within a ½ mile radius and those facilities will be used for cleaning of the vehicles.

COMMISSIONER GEORGE BROWN asked why there is no signage for the parking areas of the rental vehicles.

MR. TAMMETTA responded that the intent is to keep the area as low-key and anonymous as possible for security purposes.

COMMISSIONER RAY SCHOCH asked why this location was chosen.

MR. TAMMETTA answered that the potential of the neighborhood is attractive. There is potential for residential or retail rental with the number of small businesses in the area.

COMMISSIONER TRACY SHEFFIELD asked about page 3 of the Staff Report, with respect of the allowance of servicing of vehicles, but staff and the applicant has indicated no servicing is to take place.

MS. THOMPSON answered that the information in the report is verbatim of the code.

MS. BECKY CLARK answered that this use is allowed in the zoning and staff did not believe the SUP should be more limiting than the ordinance.

COMMISSIONER SHEFFIELD asked what types of service is allowed in this district.

MS CLARK responded that minor repairs are allowed such as; battery replacement, windshield replacement, tire changing, etcetera.

COMMISSIONER JOHN PLOTKIN asked for clarification that the SUP is part of the specific property.

MS. THOMPSON responded that an SUP runs with the property.

COMMISSIONER PLOTKIN asked about the ten vehicles limit.

MS. THOMPSON answered that the SUP would follow the ordinance, which is a maximum allowance of twelve vehicles. The private lease limits a maximum of ten vehicles.

COMMISSIONER SHEFFIELD made a MOTION for APPROVAL of the CASE SU-08-001, Advantage Rent A Car Special Use Permit.

Motion was SECONDED by COMMISSIONER SCHOCH.

COMMISSIONER SHEFFIELD was concerned about the repair allowance and the appropriateness of repairs in a parking lot.

COMMISSIONER PLOTKIN stated that he noticed a gas/service station in the area and it did not strike him as a noxious use. He is not concerned by these repairs.

COMMISSIONER GOLLEY stated that this is a retail area and if he suffered a flat tire in this area, he would feel it appropriate to change the tire in the parking lot.

COMMISSIONER SCHOCH stated that these minor repairs do not concern him. These repairs happen all over the metro area in parking lots such as this one.

VOTE TAKEN -

Six Ayes - Commissioners Plotkin, Sheffield, Schoch, Golley, Brown, Rohr

Zero Nays.

One Absent – Commissioner Urbanowski.

MOTION PASSED.

APPROVAL OF MINUTES

Minutes from the Regular Meeting of April 2, 2008 approved by unanimous voice vote.

GENERAL BUSINESS:

MS. CLARK mentioned that there is an Open House for the West Colfax Land Use Regulations at the Clements Center on April 8, 2008 at 6:30 p.m.

MS. CLARK mentioned that the Colfax Marathon is to take place on May 18, 2008.

MS. CLARK gave information that there is a joint "Dusty Boot Tour" with City Council of the Solterra development property on Monday the 19th at 5:30 p.m. Dinner will be served at the location and will end at 7:00 p.m.

MS. CLARK mentioned that a May 28th Study Session will be held with discussion regarding the Rules and Regulations of the Planning Commission.

MS. CLARK discussed the new Scatterday Lumber sign.

MS. CLARK stated that the next Citizen's Planning Academy will begin August 13, 2008 and continues through October 29, 2008.

COMMISSIONER PLOTKIN stated that the Citizen's Planning Academy is a great way for citizens to become involved in the city and encouraged people to apply.

ADJOURNMENT

Meeting adjourned at 07:33 PM

July 16, 2008

Date Approved



Walter M. Jauch, Secretary
to the Planning Commission