

**LAKWOOD PLANNING COMMISSION
PUBLIC MEETING
MINUTES**

May 20, 2009

COMMISSIONERS PRESENT:

George Brown III
Jerald Golley
Carrie Mesch
John Plotkin
Ray Schoch
Rich Urbanowski

STAFF PRESENT:

Jay Hutchison, Director of Public Works
Anne Heine, City Engineer, Public Works
Timothy Gelston, Manager, Development Review
Dieter Magin, Engineer III, Public Works
Paul Rice, Principal Planner, Development Review
Mark Doering, Principal Planner, Development Review
Andrea Thompson, Associate Planner, Development Review
Kara Mueller, Associate Planner, Development Review
Walter Jauch, Secretary to the Planning Commission

Following are the minutes of May 20, 2009 Lakewood Planning Commission Public Meeting. A permanent set of these minutes is retained in the office of the City Clerk.

ITEM 1: ROLL CALL

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

ITEM 2: RECOGNITION OF SERVICE AS A LAKEWOOD PLANNING COMMISSIONER – MR. RAY SCHOCH

ITEM 3: CASE MO-02-001 – MEADOW CREEK CONDOMINIUMS OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1, Request to modify the Meadow Creek Condominiums Official Development Plan to allow for up to seven (7) additional townhome

units, three (3) tennis courts or a combination of townhome units and tennis courts. The property is located at 6305 West 6th Avenue.

MR. DAN RICKLI, Rickli Architects, 5437 S Cimarron Road, Littleton, CO 80123, presented case for the applicant. Property is currently zoned to allow for tennis courts. The modifications will allow up to seven residential units to be built or tennis courts or a combination depending on market conditions. Parking will also be increased, but the densities will remain the same. They have had several meetings with the association and their concerns revolved around construction time and wish to have it done as quickly as possible.

MS. KARA MUELLER, requested to enter in the record the staff report, case files, plans, reports, pictures, Lakewood Zoning Ordinance and Subdivision Ordinance, the Comprehensive Plan, Community Resources Master Plan, all amendments, neighborhood and corridor plans and all associated materials.

COMMISSIONER RICH URBANOWSKI accepted.

MS. MUELLER stated that three formal neighborhood meetings were held. A private agreement over the timing of construction impacts exists between the owners and the town home association and property owner association. This is also the last portion of Meadow Creek to be developed. The proposal conforms to the Lakewood Zoning Ordinance and is compatible with the Meadow Creek character. The proposed density is consistent with the surrounding area.

Public Comment OPENED at 7:22 p.m.

MS. HOPE HUMPHRIES, President of Meadow Creek Townhouse Owner's Association, 6305 W 6th Avenue, Lakewood, CO 80214. The Association Board is in favor of this proposal, but would prefer the townhomes instead of the tennis courts. They wish to have this proposal proceed in a timely manner with minimal disruptions to the neighborhood. They are currently negotiating a development agreement with the applicant and hope to have it finalized soon. They would like this to be noted in the Official Development Plan (ODP). There is also a requirement for the plans to be approved by the architectural review committee of the Master Association (Meadow Creek Property Owner's Association). This review will take place at the June 2, 2009 meeting.

Public Comment CLOSED at 7:23 p.m.

COMMISSIONER URBANOWSKI asked if the requirements from the association have been provided in the ODP.

MS. MUELLER responded that the notations are included on sheet two of six of the ODP, upper right corner.

COMMISSIONER CARRIE MESCH asked how the proposed building heights compare to the current heights.

MR. RICKLI responded that a typical existing height is approximately twenty feet with a code allowance of thirty-five feet.

COMMISSIONER JERRY GOLLEY asked why they are presenting now instead of waiting until they know exactly what is going to be built.

MR. RICKLI responded that the owner may not be the developer and they need the flexibility for whoever might develop the proposal.

COMMISSIONER MESCH asked if the owner of the tennis club was to be the developer of the tennis courts.

MR. RICKLI responded that original idea was to have only townhouses developed. The owner of the tennis club from approximately 10 years ago made the suggestion of adding the clay courts. That owner has since sold the club and the new owners were not as interested in the tennis court development.

COMMISSIONER URBANOWSKI asked how this proposal would be administratively handled once the decision is made by the owner to proceed.

MS. MUELLER answered that an Article 15 Site Plan would be required prior to building permits being issued. The Article 15 Site Plan review is administrative.

COMMISSIONER SCHOCH made a MOTION for APPROVAL of CASE MO-02-001.

Motion was SECONDED by COMMISSIONER GOLLEY.

COMMISSIONER JOHN PLOTKIN asked if the condition that a note be added referencing the private development agreement between the applicant and the Meadow Creek Townhouse Owner's Association.

COMMISSIONER SCHOCH amended the motion.

VOTE TAKEN -

Six Ayes - Commissioners Brown, Golley, Mesch, Plotkin, Schoch, and Urbanowski

Zero Nays.

One Absent – Commissioner Burroughs.

MOTION PASSED.

ITEM 4: CASE PL-08-004 – SUBDIVISION ORDINANCE IMPROVEMENTS, Request that the Planning Commission recommend approval to the City Council of the Subdivision Documents

Improvements, to repeal and re-enact, the Subdivision Ordinance, Title 16 of the Lakewood Municipal Code.

MR. MARK DOERING requested to enter in the record the staff report, case files, plans, reports, pictures, Lakewood Zoning Ordinance and Subdivision Ordinance, the Comprehensive Plan, Community Resources Master Plan, all amendments, neighborhood and corridor plans and all associated materials.

COMMISSIONER URBANOWSKI accepted.

MR. DOERING continued with the staff presentation. This proposal intends to replace the current Subdivision Ordinance.

COMMISSIONER SCHOCH presented information to clarify and describe the difference between subdivision and the zoning ordinance and land use. The subdivision documents are technical and with little discretion. It outlined the General Timeline of events that were associated with the documents. Many outreach items were performed to get the community involved and aware of this project.

COMMISSIONER URBANOWSKI continued with information that was heard by the Planning Commission and what response was given. He explained that more notice is being required and earlier in the process. The appeal process has been revised and there are opportunities for every type of case to be heard by the City. Easements would be allowed to be vacated administratively with proper notice. In addition, the documents are clearer and easier to read. He also discussed the next steps: City Council First Reading on June 8, 2009 and Second Reading on June 22, 2009

COMMISSIONER URBANOWSKI made a MOTION for APPROVAL of CASE PL-08-004.

Motion was SECONDED by COMMISSIONER SCHOCH.

Public Comment OPENED at 7:54 p.m.

Public Comment CLOSED at 7:55 p.m.

COMMISSIONER MESCH asked if business days have been defined.

MR. DOERING responded the policies have been clarified with respect to this issue.

VOTE TAKEN -

Six Ayes - Commissioners Brown, Golley, Mesch, Plotkin, Schoch, and Urbanowski

Zero Nays.

One Absent – Commissioner Burroughs.

MOTION PASSED.

COMMISSIONER URBANOWSKI thanked staff for the hard work and efforts involved in the new subdivision ordinance re-write.

MR. TIM GELSTON commented that he wished to thank the citizens for their work and participation in the Document Improvement process.


GENERAL BUSINESS:

MR. GELSTON gave information about upcoming events and schedules.

ADJOURNMENT

Meeting adjourned at 08:03 PM.

June 3, 2009
Date Approved


Walter M. Jauch, Secretary
to the Planning Commission