

PLANNING COMMISSION

February 5, 2013

Page 1

CALL TO ORDER: Chairman J.E. “Mac” McFarlin called the meeting to order at 6:00 p.m.

PLEDGE: Chairman McFarlin led the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL: Lorena Ruiz called roll. **Present:** McFarlin, Dreiling, Jones, Cammack, and Robertson.

OTHERS PRESENT: Steve Timms, Interim Planning Manager
Jenny Axmacher, City Planner
Karen Stevens, Deputy City Attorney
Cindy Hartner, Administrative Supervisor
Lorena Ruiz, Administrative Specialist

For the record, alternate commissioners Sonia Montano, Charlene Southern, and Harvest Thomas were present in the audience.

MINUTES: Commissioner Jones made a motion to approve the minutes of the November 7, 2012 meeting. Commissioner Dreiling seconded the motion.

Voice Vote: All Voting Affirmative

CASES: The Planning Commission proceeded with the public hearing.
Case proceedings continued on the following pages.

Z-717-00-13 (amendment of existing signage regulations for the property located within the Belle Creek Subdivision Filings 1-4): Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notice and publication information. Ms. Axmacher reviewed the staff report and presentation. Staff recommended that the Planning Commission forward the PUD Zone Document Amendment request to the City Council with a favorable recommendation.

Ms. Peggy Friesen, Representative for Belle Creek Commercial Properties LLC, stated that the proposed amendments would establish a stronger identity for the Belle Creek community and would add consistency in the Belle Creek branding. The types of signs proposed include one subdivision identification sign, one commercial area identification sign, two commercial area tenant signs, and one town center tenant sign, which would incorporate existing elements in the development. Ms. Friesen noted that the applicant received architectural approval from the Belle Creek Design Review Committee as well as the State of Colorado Department of Outdoor Advertising. In response to the questions raised by the Commission, Ms. Friesen clarified that monument sign three would contain multi-tenant signs and logos. She also stated that the Metro District would manage the ongoing maintenance of the signs. The Commission did not have questions for the applicant.

Chairman McFarlin opened the hearing to the public. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

MOTION:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at Belle Creek Subdivision Filings 1-4 contained in case Z-717-00-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment. Commissioner Jones seconded the motion.

McFarlin	Yes	
Jones	Yes	
Cammack	Yes	
Dreiling	Yes	
Robertson	Yes	5 Yes

Motion passed.

COMMISSION BUSINESS:

The Commission requested an update of when the City tour would take place. Staff confirmed the tour is preliminary scheduled in May.

Chairman McFarlin requested an update on the LDC amendment concerning the trail definition that was a part of the appeal case hearing. Staff confirmed a City Council study session is scheduled on February 11, 2013 to discuss a possible amendment. Chairman McFarlin offered a letter of recommendation for the upcoming reappointments of Commissioners Cammack and Thomas.

STAFF BUSINESS:

Mr. Timms informed the Commission on the recruitment process for the Metro Vision Citizens Advisory Committee.

Staff held a training session on electronic voting, which will be implemented at the next scheduled meeting.

ADJOURN: There being no further business to discuss, Chairman McFarlin adjourned the meeting at 6:45 p.m.

J.E. "Mac" McFarlin
Chairman

Lorena Ruiz,
Administrative Specialist