



PLANNING COMMISSION AGENDA
Tuesday, March 15th, 2016
6:30 PM
151 S Banner Street

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES

Regular minutes of March 2nd 2016

4. PUBLIC HEARINGS

5. NEW BUSINESS

6. OLD BUSINESS

7. REPORTS

8. ADJOURNMENT

Study Session to discuss Chapter 16 of Elizabeth Municipal Code.

**MEETING
MINUTES
March 2nd
2016**



Planning Commission – Record of Proceedings
March 2, 2016

CALL TO ORDER

The Regular Meeting of the Elizabeth Planning Commission was called to order on Wednesday, March 2, 2016, at 6:35PM by Chairman Heather Lively. (Postponed from Tuesday, March 1, 2016, due to Colorado Caucuses.)

ROLL CALL

Present were: Chairman Lively, Commissioners Frank Conte, Brigitta Hebdon, Tedd Lipka, Aimee Thomas, and Kimberly Wills. There was a quorum to conduct business.

Also present were Community Development Director Rachel Hodgson, Town Administrator Dick Eason, and Deputy Town Clerk Sandy Tweedy.

AGENDA CHANGES: There were no changes to the agenda.

MINUTES

Regular minutes of February 16, 2016 - There were no corrections to the minutes.

MOTION: Commissioner Thomas moved to approve the minutes for February 16, 2016 for the Planning Commission. Commissioner Hebdon seconded the motion. The vote of those Commissioners present was unanimously in favor. Motion carried.

Chairman Lively closed the Regular Meeting and opened the Public Hearing at 6:37PM.

PUBLIC HEARING

Request from People's RV Storage, regarding the rezone and use by special review of lot 1 of the Brown Minor Subdivision, project #16-01-ZC SUP- Director Hodgson reported that the subject property is currently zoned Commercial Mixed Use. The applicant is proposing a rezone of the property to Light Industrial (LI) to establish an outdoor Recreational Vehicle Storage facility. Additionally, the zoning use is listed as a Use by Special Review in the Elizabeth Municipal Code, Chapter 16, Section 16-9-20. There are established criteria that must be considered by the Planning Commission when addressing a Use by Special Review, including, but not limited to compatibility with the surrounding areas and neighborhood, does not result in undue traffic congestion, does not cause significant air, water or noise pollution, and is not a detriment to the



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health, safety or welfare of the inhabitants of the Town. Uses by special review shall be permitted for duration of time specified by the Board of Trustees, or until the land use changes. Each use is subject to a yearly review or whatever time frame the Board deems appropriate. The notice of Public Hearing was published in the Ranchland News on February 11, 2016. Property owners within 500 feet were notified by certified mailings post-marked February 11, 2016, and the property was posted on February 1, 2016. Staff recommends approval of the rezone due to the current lack of Light Industrial sites in Town and the use is compatible with the surrounding area of businesses and other Commercial Mixed Uses. Concerns have been voiced by an adjacent property owner, which could be remedied with vegetation, and/or fencing. The applicant would still need to submit a Site Plan prior to development, and comply with the Town's Design Guidelines. The Use by Special Review will be valid only as long as the property remains a storage facility; does not pose a threat to the safety and general welfare of the public, and will be subject to an annual review.

The applicants; Karie Rubertus, Scott Rubertus, and Mark Rubertus, 1328 Decatur Court, Aurora, Colorado, were present to answer questions. The applicants are campers by nature, and have stored their campers in several facilities around the metro area, so they know what works and what doesn't. They anticipate that their site will draw customers from Parker, Castle Rock, Centennial, and Southeast Aurora. They do not plan to have an on-site manager, but hope to rent a small office space from the Greenleaf business next door. The site will have key-pad access and be fenced all around. They plan to put in a six-foot chain link fence with security lighting. A portion of the property is located in the flood plain, which can't be developed because of the endangered Preble's mouse habitat. There will most likely have to be a conservation easement established.

Commissioner Lipka stated that he was in favor of the project, which could bring more business into Town. He feels the proposed business is low impact and also feels that the property owners can do what they want with their own property. Mr. Lipka was excused from the meeting at 6:55PM.

Because of the lay of the land, the applicant will need to build up the driveway on the north end of the property, off of Washington Street. Discussion followed concerning the turning radius off of Highway 86 and if campers would encroach in the opposite lanes of traffic. Various alternative routes into the site were discussed. The floor was then open up to public comment.

Shari Walker, 366 Washington Street, stated that she lives right across the street from the proposed project. She does not want to have to look at "a bunch of RV's." She feels the increase



in vehicle traffic would affect the neighborhood. She said people walk their dogs; kids ride their bikes and the high school's cross country team uses that street. She feels the Town needs to plan for "smart growth" to keep the small town atmosphere. Because the property is already zoned commercial, she was asked what type of business she would like to see go in there. She compared the site to Pioneer Plastics, a few blocks away, which has all their business inside and is landscaped nicely. She said that several of her neighbors were also opposed to the project, but because of the confusion with the dates of the Public Hearing, they could not come. There was no further public comment. The applicants had no response to the public comment.

Chairman Lively closed the Public Hearing and reopened the Regular Meeting at 7:35PM.

NEW BUSINESS

Consideration and recommendation to the Board of Trustees for approval of the People's RV Storage, regarding the rezone and use by special review of lot 1 of the Brown Minor Subdivision, project #16-01-ZC SUP- The Commissioners then discussed the economic impact of the project and whether this type of business would detract from the beauty of the Town. A question was asked if CDOT had been contacted about the increase to traffic. As a referral agency, the Town's traffic engineer would be contacting them if there were concerns about ingress and egress lanes. There was a great deal of concern amongst some of the Commissions that this proposed rezone would be considered "spot zoning" and not at all compatible with the Town's Master Plan. Because a property owner has a right to use their property as they see fit, does the Town want to change the zoning to industrial to accommodate that use, or plan for something better? Another concern was that since the property would have no security, how would they prevent break-ins or even someone living in a stored camper? The applicants felt that because there is no electricity on the site, and no dumping station, they do not anticipate that problem. There were other questions about run-off and aesthetics that would be addressed at the site plan phase.

MOTION: Commissioner Hebdon moved to recommend to the Board of Trustees for the approval of People's RV Storage, regarding the rezone and use by special review of lot 1 of the Brown Minor Subdivision, project #16-01-ZC SUP with the conditions outlined with staff. Commissioner Thomas seconded the motion.

ROLL CALL:

AYES: Thomas, Hebdon, Conte

NAYS: Lively

Motion carried.



OLD BUSINESS

There was no Old Business.

REPORTS

Commissioner Conte expressed concern over a property that appears to have a lot of “junk.” He was advised that the problem has been addressed by the Town’s Code Enforcement officer.

There were no other reports from the Commissioners.

MOTION: Commissioner Thomas moved to adjourn the meeting at 8:13PM on Wednesday, March 2, 2016. Commissioner Hebdon seconded the motion. There were no objections. The meeting was adjourned.

Chairman Heather Lively

Deputy Town Clerk Sandra K. Tweedy, CMC