

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING MINUTES
WOODLAND PARK CITY COUNCIL CHAMBERS
June 22, 2006
7:00 PM

- I. CALL TO ORDER AND ROLL CALL
Commissioners present were Todd, Hartsfield, Maluschka, Miller, Morrison, Scott, Smith, and Ullo. Staff present were Napoleon, Riley, and Weien.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
Minutes of the June 8, 2006 meeting approved as presented by general consensus.
- IV. REQUESTS AND/OR PUBLIC HEARINGS

A. CASE ZON06-002 Woodland RV Park Rezoning: Request for the City's review and approval of a zoning change from Planned Unit Development (PUD) to Service Commercial (SC) described as: Parcel 1 located in Section 30, T12S, R68W, of the 6th P.M., Teller County, Colorado; Parcel 2 located in Section 39, T12S, R68W, of the 6th P.M., Teller County, Colorado; and Parcel 3 lying North of the South line of the NW¼ of the NW¼ of Section 30, T12S, R68W of the 6th P.M., Teller County, Colorado, more specifically 1301 East Highway 24 in Woodland Park, containing 4.79 acres more or less, as requested by owner, Jeffery Baldwin.

Riley informed the Commission that the applicant for the first case had requested his case be withdrawn. Miller moved to accept the withdrawal of Case ZON 06-002 Woodland RV Park Rezoning. Hartsfield seconded the motion. Approved 8-0.

B. CASE SUB06-006 Woodland Plaza #3-Minor Subdivision: Request for the City's review and approval of a Minor Subdivision, know as Woodland Park Plaza Filing No.3, a replat of Lot 3, Woodland Park Plaza Filing No. 2, containing 56,010.95 sq ft (1.29 acres) for purpose of creating two lots located at 1011 E. US Hwy 24, as requested by the owner, NCP Colorado, LLC.

Riley's PowerPoint showed the proposed replat to subdivide Lot 3 of Filing #2 into two lots. Riley gave some history of these parcels; construction of an Auto Zone is currently taking place on Lot 1. This replat would allow for Lot 2 to be developed in the future as another commercial site. The zero lot line is consistent with the PUD and the common ingress/egress requirements. Conditions for approval of this project were part of the Staff Report. Riley noted common access easements, drainage easements and cross parking arrangements since the Auto Zone site plan was initially designed as one lot will need to function with two separate owners.

Chairman, Todd, opened the public comment portion of the meeting. Having no one wishing to speak to this case, the public comment was closed.

Motion: Hartsfield moved to recommend approval of CASE SUB06-006 Woodland Plaza #3-Minor Subdivision with the added conditions. Morrison seconded this motion. Approved 8-0.

V. REPORTS

a. Chairman's Report – Todd asked staff about the current vacancy on the Planning Commission, when and how that will be filled. Napoleon responded that he did not have that exact information and was not sure where in the policy process City Council was. Napoleon will inquire about filling this vacancy.

b. Planning Director's Report - None

VI. DISCUSSION AND COMMENT

Hartsfield shared with the group that staff did take forth the recommendation of Planning Commission on the Woodland Park Condo Plat encouraging Council to address the parking situation with this project. Council did take this into consideration and the applicant agreed to an expansion of the parking lot.

Regarding the amended code for the Health Clubs, Council did not agree with Planning Commission that this be treated as a Conditional Use Permit in Public/Semi Public Zoning. As a result, the Council passed Ordinance 1057 on initial posting with the health/sports club as a permitted use in the Public/Semi Public zoning district.

VII. ADJOURNMENT

Meeting adjourned by the Chair at 7:20pm.

Recorded by,

Maggie Weien

This _____ day of _____, 2006.

John Todd, Chairman