

WOODLAND PARK PLANNING COMMISSION
REGULAR MEETING MINUTES
WOODLAND PARK CITY COUNCIL CHAMBERS
July 12, 2007
7:00 PM

- I. CALL TO ORDER AND ROLL CALL Meeting was called to order by Chairman Hartsfield at 7:02pm. Commissioners in attendance were Hartsfield, Maluschka, Millard, Morrison, and Scott. Staff present was Napoleon, Riley, and Weien. Commissioners absent were Miller, Smith, Todd, and Ullo.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
The minutes of the June 28, 2007 meeting were approved as written without any additions or corrections by general consent.
- IV. REQUESTS AND/OR PUBLIC HEARINGS –
 - A. **CASE CUP 07-005 Conditional Use Permit for Dirt Cheap Off-road.**
The City has received a request for approval of a Conditional Use Permit (CUP) for Dirt Cheap Off-road, LLC to expand the existing business to include repair of motorcycles, ATVs and snowmobiles in the Central Business District on Lot 2, Coleman's Subdivision, County of Teller, State of Colorado, more specifically known as, 813 W. Lorraine Avenue, by owner, H. Scott Sears.

Riley's powerpoint presentation included the zoning map, photos of the site of Dirt Cheap Off-road, surrounding properties, etc. Staff recommended approval of this CUP with 3 conditions. The applicant, Scott Sears was present to address any questions of the commissioners.

Public comment portion of the meeting was opened by Chairman Hartsfield, as no one in the audience choose to participate, this portion on the meeting was closed immediately.

Mark Maluschka asked staff if any feedback from the neighborhood was received on this case? Riley informed him that there was not.

MOTION: Maluschka moved to approve CASE CUP 07-005 Conditional Use Permit for Dirt Cheap Off-road. With the 3 conditions as stated in the staff report. Scott seconded the motion. Approved 5-0.

B. CASE SUB05-008 Top of Paradise Filing #1 Preliminary Plat

Extension: Request for the City's review and approval of The Top of Paradise, Filing #1 Preliminary Plat for 58 single family residential lots on 56 acres, a subdivision of a portion of the West ½ of Section 19, T12S, R68W of the 6th P.M., in the City of Woodland Park, Teller County, Colorado; and generally located northeast of Thunder Ridge Drive and Majestic Parkway, as requested by William F. Brown, Jr., President of Paradise Estates, Inc.

Riley's report and presentation gave some background as to the timelines that are attached to a Preliminary Plat. The code allows 2 years from the date of approval for a preliminary plat to be replaced with a final plat for approval and recording. The extension request before the commission has been made so that the existing preliminary plat will not expire. An extension may be granted for an addition period of one year. The powerpoint showed the preliminary plat and the lots that are part of that plat. Riley had taken current pictures of the construction of the old world pavers being used as the roadway surface, retaining walls, water and sewer lines, detention facilities, access points including a rock and elk statue at Majestic Parkway. Riley also shared the status of the water tank approval and the site where that water tank will be constructed.

Staff feels that it is very appropriate to grant this extension request.

Public comment portion of the meeting was opened with no one in the audience participating. Chairman Hartsfield immediately closed this portion of the meeting.

The applicant, William Brown, Jr. addressed the commissioners sharing his excitement for this project. He shared projected timelines for completion of the construction so that hopefully in 45 days, a final plat will be submitted for approval.

The water tank construction plans are being reviewed by Jim Schultz, Utility Director, and should be approved in the next few weeks, so construction can begin.

Morrison complemented Brown on his landscape features. Morrison had questions regarding the detention facilities and erosion control issues.

Brown offered a tour of this project for any commissioners that might want to see the site first hand.

Hartsfield asked staff if there had been any changes in the subdivision requirements since this preliminary plat had been approved. Riley responded that there have been no changes to our requirements.

MOTION: Morrison moved to approve CASE SUB05-008 Top of Paradise Filing #1 Preliminary Plat Extension. Seconded by Millard. Approved 5-0.

V. REPORTS

- a. Chairman's Report- none
- b. Planning Director's Report – The June Planning Department Report was distributed.

VI. DISCUSSION AND COMMENT

VII. ADJOURNMENT – Chairman Hartsfield adjourned the meeting at 7:31PM.

Recorded by,

Maggie Weien

This _____ day of _____, 2007.

Ken Hartsfield, Chairman