



**Planning Commission Meeting
January 28, 2016
Minutes**

Chair Fronczak called the meeting to order at 6:02 p.m.

Roll Call:

Commission Members Present: Chair Michael Fronczak, Vice Chair Mark Luongo, and Commissioners Max Brooks, Suzy Chapman and David Kay.

Commission Members Absent: Commissioners Jarman Smith and Victoria Sikes.

Town Council Members Present: Chip Wilson

Staff Members Present: Heidi Hugdahl, Assistant Town Attorney
Teri Whitmore, Planning Manager
Sandy Vossler, Senior Planner
Julie Kirkpatrick, Planner II
Sharon Chavez, Recording Secretary

Certification of Meeting: (6:03 p.m.)

Ms. Whitmore confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

Motion to Revise Order of Public Hearing Items: (6:06 p.m.)

Chair Fronczak moved to revise the order of Public Hearing Items due to applicant hardship (air travel). Auburn Ridge Public Hearing item re-order to item A. Brooklyn Vet Clinic item re-order to item B. Castle Pines Commercial item re-order to item C. Commissioner Chapman seconded the motion.

Passed: 5-0-0

Approval of Minutes – December 10, 2015: (6:07 p.m.)

Motion: Commissioner Brooks moved to approve the December 10, 2015 minutes. Chair Fronczak seconded the motion.

Passed: 5-0-0

Public Hearing Items:

A. Ordinance: Lot 3, Auburn Ridge, Amendment No. 1 Site Development Plan (Multi-family, Wolfensberger Road/Auburn Drive)

(6:09 p.m.) Vossler: Site Development Plan proposal for a new 96 unit multi-family market-rate apartment development with a private clubhouse, surface parking and enclosed garages on approximately 4.8 acres. The SDP complies with the Auburn Ridge Planned Development Plan No. 1 (PDP) and Zoning Regulations as approved by Town Council in August 2015.

Applicant Presentation: (6:13 p.m.) Terry Vernon, Atlantic Development and David Lash, PWN Architects and Planners, Inc. delivered presentation and

answered questions. Tom Reiff from Public Works was available to answer questions.

Motion for Delaying Public Comment: (6:32 p.m.) Commissioner Kay moved to hold public comment for this item and leave it open until originally scheduled time of item to accommodate the public. Chair Fronczak seconded the motion.

Passed: 5-0-0

Applicant Response: (6:33 p.m.) For the record, applicant Terry Vernon, confirmed that the public comment period will occur at originally scheduled time.

- B. A Resolution Approving the Site Development Plan for the Proposed the Meadows Filing No. 17, Area 4, amendment No. 10, Lot 6E (Brooklyn Vet Clinic** (6:35p.m.) Kirkpatrick: The proposed 1.5 acre site will be a new location for the existing Brooklyn Veterinary Clinic. The new, one story building would measure 8,247 square feet and house seven exam rooms, state of the art treatment center, surgery suite and dental facility. The clinic will also include a pet daycare and boarding facility.

Applicant Presentation: (6:52 p.m.) Dr. Deb Patterson, Veterinarian, along with Jeff Keast, 3Ld+architecture, delivered presentation and answered questions.

Public Comment: (7:17 p.m.) None

Motion: (7:18 p.m.) Commissioner Brooks moved to recommend approval to Town Council of the Site Development Plan for the proposed The Meadows Filing No. 17, Area 4, Amendment No. 10, Lot 6E. Commissioner Kay seconded the motion.

Passed: 5-0-0

- C. Lots 4-9, Castle Pines Commercial Filing No. 10A, Amendment No. 1, Site Development Plan**

(7:25 p.m.) Vossler: Promenade Castle Rock, LLC, requested approval of a site plan amendment in order to establish a master signage plan for Lots 4-9 of Castle Pines Commercial Filing 10A Amendment No, 1 and to allow the proposed signage to exceed the requirements of the Town's Sign Code.

Applicant Presentation: (7:30 p.m.) Peter Cudlip and Nicole Haselden, Alberta Development Partners, delivered presentation and answered questions.

Public Comment: (7:36 p.m.) None

Motion: (7:34 p.m.) Chair Fronczak moved to recommend to Town Council approval of the proposed Site Development Plan for Lots 4-9, Castle Pines Commercial Filing No. 10A, Amendment No. 1. Commissioner Chapman seconded the motion.

Passed: 5-0-0

A. Ordinance: Lot 3, Auburn Ridge, Amendment No. 1 Site Development Plan (Multi-family, Wolfensberger Road/Auburn Drive)

Public Comment: (7:40 p.m.) None

Motion: (7:40 p.m.) Commissioner Chapman moved to recommend to Town Council approval of the proposed Site Development Plan for Lot 3, Auburn Ridge Amendment No. 1. Commissioner Brooks seconded the motion

Passed: 5-0-0

Commissioner Items: (7:45 p.m.)

- A. Quorum for Regular Meeting February 11th, 2016: All here for quorum.
- B. Quorum for Regular Meeting February 25th, 2016: All here for quorum.

Staff Update: (7:45 p.m.) Whitmore:

- Reminder to RSVP attendance to the Rocky Mountain Land Use Institute Conference on March 10th -11th.
- Update from Heidi Hugdahl, Assistant Town Attorney, on the Design Review Board. Anticipate 4 new members will be appointed on February 16th Town Council meeting.

Town Council Update: (7:48 p.m.) Councilman Wilson:

- Development Services Board & Commission Dinner held on Monday January 25, 2016. Very impressed with the staff accomplishments and phenomenal job this past year.
- The Star on the Rock was illuminated blue and orange on January 27, 2016 to show Town spirit for the Broncos Super Bowl game.

Adjourn: (7:52 p.m.), Chair Fronczak adjourned the meeting.

Minutes approved by the Planning Commission on February 11, 2016 by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission Minutes
January 28, 2016