

AGENDA

PUBLIC HEARING

No public hearings

REGULAR MEETING

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
 - a) Regular Meeting February 8, 2011
6. Questions from the floor
7. Commercial Site Plan
 - a. 2011-01; Arsenal Credit Union, 3780 Vogel Road, Addition to existing building
8. Staff Report
 - a. Comprehensive Plan update: Will provide hard copies of the draft Findings of Facts and survey results for those of you that have not already received
 - b. City Council sending to Planning Commission temporary sign regulations
 - c. Goals list
 - d. Pedestrian access/sidewalks
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

FEBRUARY 22, 2011 / 7:00 P.M.

MINUTES

PUBLIC HEARING

No public hearings

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang, Todd Teuscher, Mary Holden, Christie Hull-Bettale. 10 voting members present.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as presented. Second by Todd Teuscher. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the February 8, 2011 if there are no corrections. Second by Bryan Wucher. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2011-01, COMMERCIAL SITE PLAN, ARSENAL CREDIT UNION, 3780 VOGEL ROAD, ADDITION TO EXISTING BUILDING: Mary Holden commented that in reviewing the two-story addition, since it is over 25% a sidewalk or contribution to the sidewalk fund will be required. This will be added as a condition.

Chris Chiodini, Chiodini Associates representing Arsenal Credit Union gave a brief power point presentation.

Jeff Campbell asked if the existing (from 2000) landscaping requirements were looked at. Christie Hull-Bettale stated that as far as she is aware, all the original landscaping was done.

Jeff Fitter commented that he would like to see some sort of curb cut go in and a sidewalk over the top of that.

Todd Teuscher asked that they add more trees in the parking area. Large canopy shade trees not pear trees.

Motion by Ted Brandt to approve 2011-01, Commercial Site Plan, Arsenal Credit Union at 3780 Vogel Road, addition to existing building with the two (2) conditions:

1. Provide a landscape plan of existing and proposed plant material for review and approval.
2. Provide either a sidewalk or a contribution to the sidewalk fund.

Second by Cricky Lang. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Cricky Lang, yes; Todd Teuscher, yes. 10 yeas, 0 nays – *Approved*.

STAFF REPORT: COMPREHENSIVE PLAN UPDATE: Mary Holden provided hard copies of the draft Findings of Facts and survey results for those who had not received one already. Mary also explained some different ways she is going to try to advertise the next meeting.

TEMPORARY SIGN REGULATIONS: Mary Holden explained that the City Council has asked the Planning Commission to look at temporary signs again. A public forum will be held on March 22, 2011 in order for businesses to voice their concerns and opinions. Then a public hearing will be scheduled for any proposed modifications to the sign ordinance.

The Commission expressed some aggravation since a public hearing was already held and only two people showed up at that time. They would like rules for this public forum set in that there be no complaining only suggestions.

GOALS LIST:

- Plug holes in our codes related to pedestrian access from the public sidewalk to the building including sidewalks on site.
- Add teeth to our codes for ongoing maintenance of landscape for all sites.
- Work towards a new railroad trestle over Jeffco Blvd. by Industrial Drive. This will improve traffic and access.
- Provide findings of fact on recommended code changes.
- Hometown Plan – land survey of North Jeffco.
- Provide updates on ongoing projects.
- Provide updates on Council action of Planning Commission recommendations.

PEDESTRIAN ACCESS / SIDEWALKS: Mary Holden copied and briefly went over the current codes. Mary's first suggestion would be to add the following (6 a & b), which is in C-3 into the C-2:

6. *Access, Trash, Off-street Parking and Loading Requirements:*
 - a) Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

- b) Every development shall provide for safe pedestrian circulation that removes them from the vehicular traffic. This includes providing sidewalks internally through the site and connecting to and along abutting right-of-way and/or interior access drives. This can include the below example, raised pedestrian walks through the parking lots, or similar technique, in order to separate pedestrian and vehicular traffic.

Todd Teuscher commented that we need to make sure we are compliant with the ADA guidelines.

Jeff Campbell suggested adding "shall comply with the current ADA regulations" to the performance standards in order to protect the city.

Jeff Fitter feels this is a prime opportunity for the city to look at providing incentives to builders to use something "greener" for the sidewalks.

Mary Holden offered an alternative to having sidewalks on both sides of the street in a subdivision - increase the sidewalk on the one side to 6' instead of 4' and eliminate the other side. You could then walk side by side.

Ted Brandt commented that when Planning & Zoning first started this was discussed and in certain areas this was not feasible. Not a bad idea but there would need to be some restrictions.

Mary Holden commented that our current rules and regulations require sidewalks on both sides regardless of topography and if a developer can't get it in he has to go to the Board of Adjustment.

OLD BUSINESS: Roy Wilde asked the status of the Christian Brothers Automotive. Christie stated they will probably get started in the spring.

COMMISSIONERS REPORT: Cricky Lang commented that the facebook account should be up in a couple of weeks for the Comprehensive Plan Meeting info.

ADJOURNMENT: Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

