

SHERIDAN, COLORADO PLANNING & ZONING COMMISSION

Minutes

Regular Meeting
May 16, 2012
6:30 P.M.

1. Call to Order

Chairman Spishock called the meeting to order at 6:35p.m.

2. Roll Call

Present: Spishock, Hubbart, Hume (arrived at 7:20 pm), Hutcheson, Koenig, and Pierce
A quorum was present.

Absent: Geurin (excused)

Also Present: City Attorney, Mary Lynn Benham, Zoning Official, Jennifer Henninger
and Commission Clerk, Lenore Gonzales

3. Review of Minutes from March 21, 2012

Minor changes to the minutes were requested and noted by the clerk. Motion was presented by Commissioner Hutcheson to approve Minutes with suggested changes; motion was seconded by Commissioner Koenig. Vote passed unanimously to approve Minutes for March 21, 2012 with changes to minor typographical errors.

4. New Business

- a. **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHERIDAN, COLORADO, RECOMMENDING APPROVAL, WITH CONDITIONS, OF AN APPLICATION TO REZONE PROPERTY AT 3749 SOUTH KING ST TO THE COM-N NEIGHBORHOOD COMMERCIAL ZONE DISTRICT**

Call the Hearing to Order

Chairman Spishock called the Public Hearing to order at 6:37 pm

Opening Comments

Chairman Spishock made opening comments regarding the Public Hearing for the application recommending approval, with one condition, of an application to rezone the property located at 3749 S. King St. to the Com-N-Neighborhood Commercial zone district. Applicant BLT Legacy was represented by Donna Kolosky, Corporate Secretary of BLT Legacy, 2701 W. Oxford Ave. #7. Sheridan, CO 80110, was present.

Discussion of Application

Donna Kolosky gave a brief explanation of their request to rezone the property located at 3749 S. King St., from Res-SF to Com-N. She explained when the property was originally built it was zoned C-Business. The property was in an overlay district and vacant for over a year, resulting in the zoning change to the current Res-SF zoning.

Chairman Spishock asked, what the hours of operation would be if the zoning was changed to Com-N. Ms. Kolosky stated the hours would be Monday-Friday 8am-5pm. Commissioner Hubbart asked if they will have multiple tenants occupying the building. Ms. Kolosky stated they were looking for one tenant requiring various office spaces, such as, real estate companies, insurance companies, medical offices, etc.

City Planner Henninger gave a brief background of the property describing the previous and current zoning districts and permitted uses.

Staff recommends that Planning Commission recommend City Council approval of Com-N-Neighborhood Commercial zoning for the property located at 3749 S. King St. with the following condition:

1. Prior to the issuance of any business licenses for the office building, a handicapped parking space must be striped and labeled according to ADA requirements for office buildings.

Public Comment

Mr. Gaylen Cox, 3734 King St, Sheridan, CO 80110, was concerned the surrounding properties were going to change. City Planner informed Mr. Cox that the rezoning pertains only to 3749 S. King St. He was satisfied.

Public Hearing was closed at 7:00 pm.

Decision

Commissioner Hutcheson made a motion to recommend City Council's approval of the Rezoning at 3749 S. King St., Sheridan, CO, per Staff Recommendations. Commissioner Koenig seconded the motion. Motion passed unanimously.

b. A RESOLUTION OF THE CITY OF SHERIDAN PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, OF THE CONDITIONAL USE APPLICATION FOR A MOTOR VEHICLE SERVICE FACILITY AT 3942 S FEDERAL BLVD., SHERIDAN, CO 80110.

BLT Legacy representative, Donna Kolosky, explained that the property at 3942 S. Federal Blvd. has been vacant for over a year. She is trying to rent the space but the majority of inquiries are for Jiffy Lube, Discount Tire, Auto Sales, etc. The current zoning does not allow Auto Service or Repair. She is requesting a zoning change to allow auto service types of businesses.

Jennifer Henninger gave a brief history of the property located at 3942 S. Federal Blvd., Sheridan, CO, 80110. Because the observations and findings of fact both support and conflict with the requested Conditional Use permit for motor vehicle service facilities, staff did not give a recommendation to the Planning Commission. However, should Planning Commission choose to support the request and recommend approval of the Conditional Use Permit to City Council, staff recommends that the following conditions be placed on the permit:

1. The Conditional Use Permit is limited to a motor vehicle service facility as defined by Article 1, Section 56-3 Definitions in the Sheridan Municipal Code.
2. The overnight storage of vehicles is not permitted along South Federal Blvd. Vehicles are allowed to remain for less than 3 days in the fenced area on the east side of the building.
3. Prior to the issuance of a building license, the parking stalls on the west side of the building must be striped and a handicap accessible spot provided.

Commissioner Koenig made a motion to approve a recommendation to City Council to approve a Zoning change at the property located at 3942 S. Federal Blvd., Sheridan, CO 80110 with the conditions mentioned in the City Staff report. Commissioner Pierce seconded the motion. Motion passed unanimously.

- c. Brief discussion of Summary of Changes to Chapter 56 of the Sheridan Municipal Code pertaining to telecommunications facilities. Chairman took a vote to approve the changes to Chapter 56 of the Sheridan Municipal Code. Vote passed unanimously.
- d. Brief discussion of Summary of Changes to the Sheridan Zoning Code regarding pawn shop distance restrictions. Commissioner Hutcheson made a motion to table the discussion for June 6, 2012, further information from the City Attorney will be provided at that time. Commissioner Koenig seconded the motion.

5. Old Business

- a. Brief updates on River Point, Steak and Shake, and Texas Roadhouse.
- b. Suggestion was made to Planning and Zoning Commissioners to receive the meeting packets via email rather than paper packets. Electronic packets will be delivered for the June 6, 2012, meeting.

6. Adjournment

Chairman Spishock adjourned the meeting at 8:35 p.m.

Lenore Gonzales, Commission Clerk