



**Above:** Town Attorney Gary Shupp swears in Board of Adjustment members, from left, Shea Medicott, Jeffrey Bornstein, Robin Yamiolkoski, Kathy Spence, and Don Smith at the BOA meeting on Aug. 10. *Photo by James Howald.*

tended to clarify the number of patients who would be at the clinic on a daily basis, how much time patients might spend with medical staff, and how the business would operate. Peck said that the number of patients would probably increase as the business became established, and could be up to 400 total patients, not all at the clinic every day. Peck said the number of counselors and support staff would increase as the number of patients increased. Peck's answers to some of these questions were speculative, since the business has not yet begun operations.

Patients would be drawn from an area south of Denver and north of Colorado Springs, Peck said, adding that CMG had planned the facility using data from the state and from coroner's reports on deaths due to drug overdoses.

Asked about why so many security measures were planned for the business, Peck made a distinction between a traditional medical practice and the business CMG is proposing: traditional medical practices do not have

medicine on site, but CMG's facility will, she said.

### Louis, Dawes present their final arguments

In his concluding remarks, Louis pointed out that in his opinion the trustees of Monument did not intend their zoning to allow a business such as the one CMG proposes. Louis repeated his contention that methadone clinics cause problems in the neighborhoods where they exist.

Following Louis's final statement, resident Greg Coopman read a definition

of Medicare clinic that he had found online. The definition specified a Medicare clinic required three physicians, with at least one present at all times.

Dawes concluded by pointing out that a definition of term "clinic" presented by Coopman was irrelevant, because the definition was specific to Medicare clinics, and the business proposed by CMG would not accept Medicare patients.

Board votes to grant appeal

Board of Adjustment member Kathy Spence said the definition of a Medicare clinic that Coopman presented earlier persuaded her to vote in favor of Fenley's appeal. Other members of the board said they felt members of the town staff were not diligent in their original decision, and that the lack of a definition in the zoning code for the word "clinic" justified a decision to vote based on what they thought the intention of the zoning code authors might have been.

### Monument Planning Commission, Aug. 12

## Tire center and Sanctuary Pointe water tank plans move forward

By Kate Wetterer

On Aug. 12, the Monument Planning Commission approved both the Les Schwab Tire Center Final PD Site Plan, intended to occupy Lot 4A of the Jackson Creek Market Village Development, and the Sanctuary Pointe Water Tank Final PD Site Plan. Les Schwab Tire Center's proposal passed after a discussion of amendments to the original plan. The amendments passed 4 to 2, with John Dick and Jim Fitzpatrick voting against them, and then the plan itself passed without extended debate. The Sanctuary Pointe plan was approved unanimously. Both proposals will now go on to be discussed by the Board of Trustees.

The Jackson Creek Market Village development is located east of King Soopers, west of Baptist Road. If the Board of Trustees grants permission, the Les Schwab Tire Center to be built there will be a one-story building with an aluminum storefront. The rest of the facility will be built with two colors of brick. The tire center's height will not exceed 24 feet, 4 inches, and while there will also be a 20-foot sign advertising the business it will not extend above the top of the building. Another sign is planned, meant to be illuminated but not flashing, on a pole in a fixed position. One citizen living closest to the development expressed concern about this light remaining on at night. The project's representative responded that this sign will mimic surrounding signs, the Les Schwab Tire Center only intending to keep it lit at night if other businesses do the same.

Les Schwab Tire Center's bay doors are intended to face west, toward King Soopers, and trees will be planted to screen the business's trash and recycling from public view. The Planning Commission was divided on whether to recommend a condition requiring that the garage bay doors should have to be closed by 8 p.m., as was decided for the Brakes Plus development discussed in the June 10 meeting, or if this 8 p.m. condition should be provisionally approved with the option of imposing the 8 p.m. restriction if there was later confirmation that the business turned out to be noisy when the bay doors were open. Conditions eventually approved for this bill would require Les Schwab Tire Center to keep all tires indoors except those used for sales displays and shield their trash and recycling sufficiently from public view. They would also be expected to keep bay doors closed during certain hours, except when receiving shipments.

Patrons will be able to access the Les Schwab Tire Center from West Baptist Road as well as Jackson Creek Parkway. There will be internal drives through the market, too, and connection to existing sidewalks along Baptist Road.

As for the Sanctuary Pointe Water Tank Final PD Site Plan, the preliminary location and site layout were approved back in April. The water tank will be painted forest green so as to better camouflage with its environment, and won't be taller than the neighboring trees. There will be areas for Triview Metropolitan District vehicles to drive around the facilities, but there will be limited access to the water tank all around. There will be one truck by daily for maintenance, but on the whole it will be a locked facility. This project is not expected to impact surrounding properties.

The Planning Commission was very impressed by the pictures and displays provided by the Sanctuary Pointe Water Tank applicants.

Other topics discussed among the Planning Commission at this meeting included Michelle Glover's concern about temporary residences staying long-term in Walmart's parking lot, as well as Monument Principal Planner Mike Pesicka's resignation.

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If there is a Monument Planning Commission meeting next month, it will be held at 6:30 p.m. on Sept. 9 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.org/meetings/>

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The board voted unanimously to approve a motion to grant Fenley's appeal.

The vote overturned the decision of the town's planning director, and could prevent both the town and the State of Colorado from issuing a business license to CMG. CMG did not say at the meeting whether or not it would pursue the question in district court.

The meeting adjourned at 10:06 p.m.

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