

Monument Planning Commission, Sept. 9 and 23

# Busy public comment; new leadership

By Kate Pangelinan

Two Monument Planning Commission (PC) meetings took place in September: the regularly scheduled meeting on Sept. 9 and a special meeting on Sept. 23. Notably, the Sept. 9 meeting saw the swearing in of new PC Commissioner Cathy Green. Green took her oath of office shortly before the PC decided on a new chairman and vice chair, following former Chairman Melanie Strop's move out of town limits. Two members of the PC were eligible to fill these positions: Daniel Ours and Chris Wilhelmi. Ours is now the commission's chairman, with Wilhelmi serving as vice chair.

Further information about all projects the PC discussed can be found in the meeting packets located at monumenttownco.documents-on-demand.com. This site is also a good resource for accessing approved meeting minutes, as well as the agendas for upcoming meetings. This latest PC meeting, along with many older ones, can be found recorded on the Town of Monument's

YouTube channel at youtube.com/channel/UCdFLo8Uc-qZIFdkio5JT6GDA. Citizens may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar.

Citizens can also get in touch with the Planning Department at 719-884-8019 or contact Town Manager Mike Foreman at 719-322-3043. Email addresses for specific individuals are available on the town website. Foreman expressed specific interest in addressing citizens' questions and concerns during the Sept. 9 PC meeting, and resident involvement is welcomed at PC meetings during Public Comment periods.

### Sept. 9 meeting

After the minutes from the Aug. 12 PC meeting were approved by the commission, Chairman Ours took a moment to "congratulate this board." He noted that there has been significant public interest in what's going on with the Santa Fe Trail and that these minutes truly reflect the commission's concern

with that matter. He expressed both that the PC doesn't have the power to prevent issues related to Santa Fe Trail but that it has shown determination to eliminate difficulties trail crossings may cause.

Co-Chair Chris Wilhelmi attended the Sept. 9 meeting alongside Ours and Commissioners Bill Lewis, Martin Trujillo, Steve King, and Sean White. Planning Director Larry Manning gave a presentation explaining the night's agenda item.

### J. Nelson annexation and zoning

Manning presented some facts about the J. Nelson annexation and zoning:

- This plot of land is located north of Second Street and west of Front Street. It is .071 acres and was obtained by a neighboring house's owner through court order. It is a small piece of property, intended to be annexed so that it can become part of Monument. The house's owner is interested in selling both the house—which is already within town limits—and this property together to a buyer for commercial use. Maps of the relevant area can be found in the PC packet or at Manning's presentation on YouTube.
- The area is currently zoned Business Campus (BC), but the goal is to re-zone it to Business (B).
- There is a 3.4-acre enclave bordering this property, currently existing sepa-



Above: Larry Manning (right), director of planning for the town, swore in Cathy Green (left) as the newest member of the Monument Planning Commission on Sept. 9. Photo by Allison Robenstein.

rately from Monument. When Manning was asked how these 3.4 acres had remained an enclave, he explained that everything west of this enclave was annexed at a later date than the properties to the east. The town hopes to annex the rest of this enclave over time.

- The applicant is listed as the Town of Monument in the packet, and the property owner is Jacinda Nelson.
- There were no public comments specifically pertaining to this proposal. In the end, it was approved unanimously. Public comment for topics not on the agenda
- Resident Michael Weiner asked for clarification about how to find PC information online. Specifically, he was having a difficult time finding

the minutes for the Aug. 12 meeting. PC minutes are usually posted in the separate "Minutes" folder once they have been approved by the PC at the following meeting. After they've been approved, they are accessible to read. This particular set of minutes, though, was also available as part of the Sept. 9 meeting packet.

- Weiner also expressed concern about potential changes to the Santa Fe Trail. He stated that as a frequent user of the trail, he doesn't like the idea of the trail being moved closer to I-25. Mike Foreman responded, explaining that Monument is working with developers and El Paso County in regard to what will happen with the trail. It is the county's responsibility

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