

There was a fair amount of MPC discussion for this proposal as well. According to the meeting minutes, questions were addressed by “Steve Economos of Eagle Rock Distributing Company, Mathew Borner and Dan-

iel Allen of Ware Malcom, and town staff.” The points discussed included:

- Many questions dealing with the company’s vehicles from various commissioners, including topics

such as truck repairs (for which there will be a staff member available on-site, at least for basic maintenance), routes (some trucks will provide deliveries, and some sales representatives will journey around seeking business from places with liquor licenses), and fueling (the trucks will fuel at different times, offsite).

- What jobs would look like with this facility.
- Road plans.
- Commissioner Zernickow asked if the public would be able to enter this facility for retail purposes, or to drink on couches as is rendered in the presentation’s pictures. It was answered that no, due to liquor licensing that sort of thing isn’t really for the public but rather for meetings involving companies and employees. It is noted in the meeting packet that “The outdoor patio is for employees and patrons of Eagle Rock. Eagle Rock hosts various community, fundraising, and/or town chamber events at the facility in Georgia and the use will be similar at the Monument facility.”

In the end, a vote to approve this Final Plat and Preliminary/Final

PUD was unanimous.

Industrial standards

Some facts about this proposal, as detailed in the meeting packet available online as well as a presentation by former Planning Director Meggan Herington:

- This ordinance is intended to clarify and update the town’s Land Development Code to better represent the goals of the community and the Comprehensive Plan, specifically in regard to industrial land use. This involves adding terms and designations as well as deleting language that is no longer useful. A draft of the document that’s being worked on is available in the meeting packet, with all the additions in red and the omissions crossed out. Citizens can view this document.
- So far, it has been difficult to reach consensus on some of these industrial development topics. This ordinance has been in the works for a while, with Monument staff gathering people from varying sides of the story and working to refine industrial development terms.
- Some changes included in this ordinance:
 1. Definitions have been added for “Distribution Facility, Fulfillment Center, Micro Fulfillment Center, and Warehousing with Distribution,” to distinguish them. Some of these definitions are still contentious/being worked through.
 2. “Microbrewery or Distillery” is being suggested as a conditional use in Light Industrial-zoned spaces, where Heavy Industrial use has been prohibited.
- According to the meeting packet, some of the most controversial issues have included semi-truck parking spaces, metal buildings, and loading berths and doors.
 1. Rules have been drafted regarding semi-truck parking spaces, as well as how much of an exception

can be made in the case of circumstance/need/adequate screening of trucks.

2. As far as metal buildings are concerned, they will only be allowed “if the gross floor area does not exceed 20,000 square feet.” This conclusion was reached due to interactions with a small business owner, which Herington also discussed during her presentation.

3. Loading berths/doors/docks are very important to this discussion as they are part of the reason some of the MPC commissioners took issue with this document. They are described as “very controversial” in the meeting packet. People just aren’t sure how many doors should be allowed per feet of warehouse space. Currently, the document is allowing for “one (dock) per 15,000 square feet.”

- The draft can still be updated. Reports are just being brought back to the BOT to further hone this document and add suggestions.

There were three speakers during the Public Comment period this time, including King, who likes this document. He advised against rezoning people’s property, among other points.

Tom Blunk of Falcon Commerce Center said the ordinance document could restrict developments that the MPC may approve of otherwise, such as the Eagle Rock Distribution facility, and a lot of restriction may prove unfortunate for the town.

Brett Behnke approved of some points from the ordinance document, although he explained ways that limiting industrial growth could hurt Monument, such as denying the town substantial revenue. He advocated for the allowance of one loading dock per 2,200 square feet of warehouse building.

Trujillo asked both Blunk and Behnke if they live in Monument—they do not.

Many discussion points were brought up by the MPC, covering a wide range of points. Here are some of the points made and questions asked:

- Ours stressed how important it is to consider what the public wants. Even if some definitions are deemed restrictive, the public asked for this document.
- More definitions were requested.
- Traffic and roadways were discussed.
- It was asked whether semi-trucks could be limited by weight. It is a priority of some MPC members to limit semi-truck traffic.
- Herington also suggested that rezoning individuals’ property might not be advisable.

After a lot of discussion, Ours recommended a 10-minute break, during which Herington added new wording to the document based on the discussions. Her amendments concern traffic. Quoting the meeting minutes: “The traffic impact study required as part of the application shall analyze types of and number of daily trips of truck traffic (semi-truck, box truck, and cargo van are examples but



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