

not limited to), and relationship to delivery times and impact on peak-hour traffic. If the project is proposed to be built in phases, each phase shall be analyzed individually as well as the cumulative impact on the surrounding roadways. Semi-truck traffic is discouraged and utilization of smaller and more frequent deliveries at off-peak hours is encouraged. Traffic projected to be generated by the industrial use (to include individual phases) shall not result in undue traffic congestion or traffic hazards, or unsafe parking, loading, service, or internal traffic conflicts to the detriment of persons on or off-site. The projected types (weight and size) of vehicles generating traffic as a result of the industrial use shall not overburden or denigrate the capacity of existing streets in a manner that exceeds other uses permitted in the zone district.”

When Egley recommended this ordinance for approval to the BOT, he included a note that he was recommending approval of this “adjusted language added

to the traffic study.”

In the end, Egley’s motion passed 4-2, with Zernickow and Collins voting against. Zernickow stated that he found the ordinance too restrictive, and Collins that he specifically found the language related to loading too restrictive.

Although he voted yes, Peck wanted it noted that he found the “one loading door per 15,000 square feet” requirement too restrictive, too.

Information and relevant links

- This article was written in reference to a draft of the meeting’s minutes along with references to other town-provided resources, as usual. The draft of this meeting’s minutes was submitted by Theresa Rust and is currently available online at monumenttownco.documents-on-demand.com.
- These minutes will later be considered for approval by the PC, and—once any potential amendments are

made and a vote passed—no longer designated a “draft.”

- The site monumenttownco.documents-on-demand.com is also a good place to find explanatory packets and agendas for both MPC and BOT meetings.
- Many MPC meetings are available to watch in their entirety on the town’s YouTube page, at youtube.com/channel/UCdFL08UcqZfFdkio5jT6GDA. Citizens may find it easier to search for “Town of Monument” or “Monument Planning

Commission” in YouTube’s search bar. The May 11 meeting is currently available to watch and was another resource used in the writing of this article.

- According to the town’s website, planning staff can be contacted by calling 719-481-2954 or sending an email to planning@tomgov.org.

The next PC meeting will be held at 6 p.m. June 8 in Monument Town Hall.

Kate Pangelinan can be reached at katepangelinan@ocn.me.

Monument Board of Trustees, May 16

Lack of permitting causing small-business hardship

By Allison Robenstein

During the May 16 Board of Trustees meeting, a small-business owner said the town’s lack of business permitting at Monument Lake puts her in “situational poverty.” The Police Department will request a grant to fund two new school resource officers, and Redmond Ramos was sworn in to take Laurie Clark’s board position after she resigned.

Lack of permitting causing “situational poverty”

During public comments, Christine Malmborg, owner of Dragonfly Paddle Yoga, asked the board for a third time to reconsider its current Monument Lake business permitting process. Madeline VanDenHoek, director of parks and community partnerships, gave a brief overview of the current lake permitting situation, saying that in previous years the first two businesses that apply for permits to operate a business on the 31-acre public lake get approved, while all others are denied. In 2021, there were so many arguments at the lake involving permit hold-

ers that all future permits are denied.

In an email to clarify her in-meeting statements, Malmborg said, “I work seven days a week for four months out of the year, which supports me for the entire year.... I’ve invested tens of thousands of dollars in training and equipment. Half of my business came from Monument Lake which is now ruined.”

VanDenHoek said there have been ever-increasing conflicts between anglers and other watercraft users. She suggested a few possible solutions:

- Reinstate permits at \$250/year plus a \$75 business license.
- Hold a lottery system for all permit requests.
- Ask interested businesses to submit a proposal that would clearly show how their business would minimize impacts and maximize benefits.
- Eliminate lake use permits altogether, with no businesses operating at the lake.

When asked how many permits have been requested in past years, VanDenHoek didn’t have an answer. Trustee Ron

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