

Chaps Drive.

Access to the site would be via Old Forest Point, which can be accessed from Jackson Creek Parkway or Broken Timber Drive. The project proposed removing the concrete "pork chop" at Leather Chaps Drive and Old Forest Point to allow the intersection to be a three-quarters movement instead of the current right-in, right-out.

Glover was concerned about allowing the front of the building to face southeast, since this would be a significant deviation from standard policy to orient signs toward Jackson Creek Parkway instead of away from it and toward a residential area.

Gwisdalla and Vice Chair Kathy Spence agreed, saying the minutes from previous Planning Commission meetings repeatedly state that commercial buildings should not face residences.

Commissioners John Dick and Jim Fitzpatrick disagreed that this was a town policy. Hester said she did not know of a policy, condition, or ordinance on this issue, although it has been repeatedly stated at meetings. Architect Kristen Albers and real estate manager Brett Behnke representing CSI Development, said the "Q" would face the three-story office building, not residences.

Gwisdalla also raised concern about removing the "pork chop" traffic curb at Old Forest Point, saying it must have been put in for a reason, and wondered if removing it would create traffic safety problems. Albers said the traffic engineers concurred that it would be safe to change the intersection to three-quarter movement (right-in, right out, left-in).

The commissioners voted 5-2 to approve the Final Plat for Lots 1 and 2 of Jackson Creek Commerce Center Filing 3. Glover and Spence voted no.

The commissioners voted 4-3 to approve the Final PD site plan. Glover, Gwisdalla, and Spence voted no.

Commissioners' comments

The commissioners welcomed new Planning Director Larry Manning. Other comments included:

- Spence cited traffic dangers and accidents on Leather Chaps Road approaching West Baptist Road. She suggested that a "no U-turn" sign was needed on Leather Chaps to prevent drivers from using that street to back-track from eastbound to westbound Baptist Road.
- Glover asked, as she has for the past several meetings, about the status of a sex offender who had registered his address as the Walmart parking lot.

- Fitzpatrick mentioned continuing problems with illegal left turns out of the Kum & Go parking lot onto north-bound Knollwood Boulevard.

- Gwisdalla said he wants to see energy applied to the draft Monument Parks plan again and suggested another community open house to introduce the ideas collected and the new town staff to the public.

- Dick thanked new Planner Kate Brady for writing thorough and readable Planning Commission meeting minutes.

- Spence asked how the building at 1430 Cipriani that was supposed to be a temporary building for a bank has now become a permanent liquor store.

The meeting adjourned 8:08 p.m.

The next Monument Planning Commission meeting will be at 6:30 p.m. Dec. 9 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. To see upcoming agendas and board packets for the Monument Planning Commission or the Board of Trustees, call: 884-8017 or see <http://monumenttownco.minutesondemand.com/>.

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Monument Board of Trustees, Nov. 16

Monument Heights retains commercial zoning; communication avenues with public explained

By Lisa Hatfield

At the Nov. 16 meeting, the Monument Board of Trustees unanimously rejected a rezoning proposal for Monument Heights. About 40 citizens attended the meeting despite the impending blizzard, and the public comments section of the hearing included dialogue between residents and the trustees about more ways of communicating with the public about upcoming land use issues. A budget workshop took place in the hour before the regular meeting, and another special budget workshop was scheduled for Nov. 23 but then canceled.

Trustee Kelly Elliott was absent. Monument Heights rezoning proposal fails

Monument Heights is south of Highway 105 along both sides of Jackson Creek Parkway as far south as Bowstring Road. The town comprehensive plan designates this area as mixed use, which could include either commercial or residential uses. The

property is currently zoned Planned Commercial Development (PCD) and NES Inc. on behalf of Pinetree Properties had applied to have it rezoned to Planned Development (PD), to include 620 residences ranging from apartments to single-family homes.

Mayor Rafael Dominguez reminded the audience that since the Monument Heights rezoning item had already been discussed for over an hour at the Nov. 2 meeting, and the public hearing was closed at the end of that meeting, no more public comments on the topic would be heard. Planning Director Larry Manning added that the two trustees who were absent from the Nov. 2 meeting were not allowed to make comments or vote on Nov. 16. Town Attorney Gary Shupp said the item was brought forward this evening only for a decision.

See the related Nov. 2 Board of Trustees article on page 10 where all the trust-

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