Minutes of the Planning & Zoning Commission
City of Cherry Hills Village, Colorado
April 10, 2007 at 6:30 p.m.
Village Center

Chairman Jacques Machol called the meeting to order at 6:30p.m.

The following Commissioners were present: Jacques Machol, Kevin Iverson, Kristy Schloss, Kerry Sullivan, Ira Plotkin and Joe Poche. The following Commissioners were absent: Roy Watts.

The following City staff members were present: Interim City Manager Eric Ensey, City Attorney Debra Kalish, and Community Development Clerk Matthew Eckenwiler.

APPROVAL OF MINUTES

The minutes for March 13, 2007.

Commissioner Plotkin motioned to approve the minutes.

Commissioner Schloss seconded the motion to approve the minutes. The minutes for the March 13, 2007 Planning and Zoning Commission meeting were approved unanimously

AGENDA ITEM 4A- Council Bill 4, Series 2007

Mr. Ensey addressed the Commission explaining that the proposed bill had been reviewed and approved on first reading by the City Council on March 20, 2007. He explained that the bill was drafted to amend section 16-16-10 of City Code concerning parking. Mr. Ensey explained that the Code allowed off-street parking on lots that are adjoining the lot containing a primary structure. He stated that the code amendment also proposed increases the size of the setback of parking lots from ten feet to twenty feet and clarified some of the screening and landscaping requirements for parking lots.

Commissioner Iverson questioned if the proposed bill pertained to residential or commercial properties. Mr. Ensey responded stating that both residential and commercial properties were subject to parking provision of the City Code.

Commissioner Iverson requested further explanation as to why section 16-16-10 was being reviewed and modified. Mr. Ensey provided a couple recent examples within the City, including a vacant parcel owned by the adjoining property where the owner desired to construct a parking area for their hired help. He also provided an example of a church that owned adjoining parcels of land that sought approval of parking on those parcels through the vacation of the street in-between. Mr. Ensey further explained that the Code currently did not allow for parking as a primary use on a parcel of land. Mr. Ensey explained that a parking lot would have to serve as an accessory use to the principal structure on the same lot.

Mr. Ensey further explained that parking areas on adjoining lots cannot be separated by another property.

Commissioner Sullivan asked Mr. Ensey if there was a restriction to the size or the number of cars allowed within a parking lot. Mr. Ensey explained that the Code establishes a minimum number of parking spaces required for specific uses.

Commissioner Poche asked if other types of vehicles can be placed on parking lots. Mr. Ensey explained that this issue was addressed through another provision of the Code and that vehicles such as boats or RVs would be allowed so long as they are reasonably screened.

Commissioner Plotkin made a motion to recommend approval of the proposed Council Bill 4, Series 2007; a bill for an ordinance of the City of Cherry Hills Village amending Chapter 16 of the Cherry Hills Village Municipal Code, concerning Zoning, by amending Section 16-16-10, concerning off-street parking requirements.

Commissioner Iverson seconded the motion.

Joseph Poche	yes
Ira Plotkin	yes
Jacques Machol	yes
Kerry Sullivan	yes
Kristy Schloss	yes
Kevin Iverson	yes

Council Bill 4, Series 2007 approved unanimously.

Reports- Update on Master Plan

Mr. Ensey informed the Commission that on the regularly scheduled meeting on May 8, 2007, a study session has been scheduled to "kick-off" the Master Plan. Mr. Ensey requested Commissioner Iverson and Commissioner Schloss to describe the conference call conversation with Dave Knopick regarding the Advisory Committee.

Commissioner Schloss explained that she and Commissioner Iverson had expressed their concern for a having a committee within a committee and how the development of the Master Plan process would be impaired. She also explained how roles and responsibilities were discussed as related to Planning and Zoning versus the Advisory Committee. Commissioner Schloss explained that the Advisory Committee's role was to serve as an enhancement to Planning and Zoning Commission by aiding in participation in work sessions. Mr. Ensey explained that the recommendation of the Master Plan document is the responsibility of the Planning and Zoning Commission, as outlined in the City Code.

Commissioner Plotkin moved to appoint Commissioner Kerry Sullivan to the position of Chair. Commissioner Iverson seconded the motion.

Joseph Poche	yes
Ira Plotkin	yes
Jacques Machol	yes
Kerry Sullivan	abstain
Kristy Schloss	yes
Kevin Iverson	yes

Commissioner Sullivan is appointed as Chariman of the Planning and Zoning Commission. Commissioner Iverson moved to appoint Commissioner Kristy Schloss as Vice Char for the Commission. Commissioner Sullivan seconded the motion.

Joseph Poche	yes
Ira Plotkin	yes
Jacques Machol	yes
Kerry Sullivan	yes
Kristy Schloss	abstain
Kevin Iverson	yes

Mr. Ensey explained that this was the last meeting for Commissioner Machol as he was term-limited. The Commission agreed, as suggest by Commissioner Schloss, to direct staff to prepare a resolution commending Commissioner Machol for his dedication to the Planning and Zoning Commission.

Commissioner Machol adjourned the meeting at 7:40p.m.

Jacques Machol
Chairman

Matthew Eckenwiler
Community Development Clerk