

Minutes of the
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado
Held on Tuesday, October 27, 2009 at 6:30 p.m.
At the Village Center

CALL TO ORDER

Chairman Ira Plotkin called the meeting to order at 6:30 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners: Chairman Ira Plotkin; Commissioner Jacque McIntyre; Commissioner Joe Poche; Commissioner Stephanie Blucher, Commissioner Laura Christman, Commissioner Ann Kerr; and Commissioner Jim Rubin.

Also present at the meeting were the following staff members: Mr. Rob Zuccaro, Planning Manager; Ms. Laurel Landsman, Community Development Clerk, for the City of Cherry Hills Village, Colorado.

APPROVAL OF MINUTES

Commissioner Christman made a motion, seconded by Commissioner Kerr, to accept the September 22, 2009 minutes as written. The motion passed unanimously.

AGENDA ITEMS

Exterior Lighting Code Review (Study Session)

Mr. Zuccaro began by reviewing the lighting options discussed in the previous meeting, and stated that at the previous meeting, the Commissioners decided that they preferred Option B and asked that staff do more research on specific types of lighting. Mr. Zuccaro reviewed Option B saying that, as currently drafted, this option requires fully shielded light fixtures with a maximum output of 1,800 lumens (approximately the same as a 100-watt incandescent bulb) and would “grandfather” any existing light fixtures regardless of their lumen output. These pre-existing light fixtures would be considered conforming. Certain exceptions would exist, such as lighting for recreational uses or structures, temporary or holiday lighting and lighting required by the current City building code.

Mr. Zuccaro explained that staff reviewed the code language of several communities to see how they addressed exceptions to flagpole, landscape, architectural, and recreational lighting. Staff reviewed the municipal codes of Boulder; Aspen; Greenwood Village; Vail; Greenwich, Connecticut; San Diego, California; and Cottonwood, Arizona. Commissioner Rubin said that on reading the language of Option B it seemed to indicate that uplighting would not be allowed, he requested clarification.

Mr. Zuccaro confirmed that Option B as now written would not allow any uplighting. He asked if the Commission would like to allow uplighting in the City.

Chairman Plotkin said he noticed when reading the ordinance language of the different communities that they seemed to contradict themselves by allowing uplighting of flags while not allowing uplighting of landscaping. He suggested that staff make categories with standards for flag lighting, landscape lighting, sculpture lighting, and security and motion-detecting lighting. He said that it was important to be as specific as possible when wording these standards.

The Commissioners discussed motion detecting spotlights, in particular the length of time the spotlights remain on after being triggered by motion and the distance at which they are triggered. The Commissioners said that it was important to have a time limit for motion detecting spotlights so that they remain on long enough for security but not long enough to detract from the “dark sky.” It was also agreed that motion detecting spotlights should be set so that they are not triggered by motion in a neighboring yard.

Commissioner Christman agreed and said that the definitions need to be very clear so that the City does not have to fall back on the nuisance standard for enforcement.

Commissioner McIntyre reminded the Commission that the intent behind the concept of “dark skies” does not allow uplighting.

Commissioner McIntyre said that the Aspen code language was presented well in their “intent” section. The Commissioners discussed the language and asked if Staff could use similar language when redrafting Option B.

Chairman Plotkin suggested that staff prepare language that very specifically addresses lumens vs. wattage; shielded versus unshielded lighting; recreational use lighting; landscaping/sculpture lighting; flagpole lighting; and safety/motion detecting spotlighting.

The Commission discussed the importance of making the language specific and the importance of setting time limits for certain types of lighting, such as landscape lighting and architectural lighting. It was suggested that 10 or 11 pm be the limit for allowing lights to be on in the City.

Mr. Zuccaro said, to clarify the Commission’s direction, that he understands from this discussion that the Commission wants to include the following in the Option B language: allow uplighting with limits; allow flagpole lighting if fully shielded; landscaping uplighting within specified time limits; recreational use lighting within time limits; and security/motion detecting spotlighting with lumen and time limits and a requirement that the sensors only be activated by motion on the site.

Chairman Plotkin suggested that the Commissioners e-mail Mr. Zuccaro if they had any other categories that they wished to add.

REPORTS

The Residential Development Standards Committee (RDSC) will have a study session with City Council on Thursday, November 19th at 6 p.m. Ordinance language, if drafted, will come back to the Commission for review and recommendation to the City Council.

City Council approved on 2nd reading the new R-4 and R-3A ½ Acre accessory structure setbacks as presented to the Commission.

Satellite dish ordinance language that is being drafted will come before the Commission for review.

The R3A buffer ordinance language will come back to the Commission for further review.

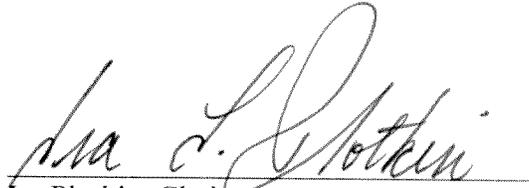
RECORD OF PROCEEDINGS

ADJOURNMENT

A motion was made by Commissioner Christman, seconded by Commissioner Blucher, to adjourn the meeting at 7:10 p.m.

The motion passed unanimously.

The meeting adjourned at 7:10 p.m.


Ira Plotkin, Chairman


Laurel Landsman, Community Development Clerk