

GEORGETOWN PLANNING COMMISSION

Meeting Minutes

Wednesday, March 28, 2007

CALL TO ORDER

The Georgetown Planning Commission held a regular meeting on Wednesday, March 28, 2007 in the Georgetown Town Hall, 404 6th Street. Chairman Sarah Kaminski called the meeting to order at 7:00 p.m.

ROLL CALL

Answering the roll were Chairman Sarah Kaminski, Vice Chairman Paul Nisler, and Commissioner Malcolm Schaefer. Commissioners Susan Romeo and Greg Sterett and Alternate Member Jerry Fabyanic were absent. Also in attendance was Recording Secretary/Town Clerk Merinel Williams.

AUDIENCE BUSINESS - None.

NEW AND UNFINISHED BUSINESS

CONTINUED PUBLIC HEARING to consider amendments to Chapter 30 (Planned Unit Development) of Title 17 (land use) of the Georgetown Municipal Code (Ordinance No. 04, Series 2007)

Ms. Kaminski opened the hearing. Cindy Neely was the only member of the public present. She participated in the discussion.

The Commission reviewed draft Ordinance 04 section by section and agreed on a number of changes. Major changes included (1) elimination of the overall final development plan process in section 17.30.040 because the language is confusing and it is unlikely a developer would be willing to make major investments in the property by using this process since the application of zoning does not occur until approval of a Final Development Plan, (2) add definitions of ODP, PDP and FDP, (3) include an introductory description of the Planned Unit Development process, (4) add a validity time limit of two years for the ODP in section 17.30.090(g), (5) add a validity time limit of one year for the PDP and remove the allowance of an FDP submittal for only a portion of the approved PDP in section 17.30.092(a), (6) make several language changes in section 17.30.094 including requiring "architectural" elevations instead of "first floor" elevations in (b)1(d) and remove (b)5, (7) change section 17.30.096 to require that the applicant obtain a Preliminary Review for a Certificate of Appropriateness by the Design Review Commission before submission of an FDP application, and that the applicant obtain a final Certificate of Appropriateness before issuance of any building permit, (8) amend section 17.30.140 to clarify that the Town Administrator may not approve administrative amendments to an FDP, and (9) add a provision that the zoning will sunset if construction is not commenced within five years.

Mr. Nisler moved to recommend to the Board of Selectmen that Ordinance No. 04, Series 2007 be approved with the Commission's changes as discussed. Mr. Schaefer seconded and the motion was adopted by unanimous vote.

Review Text of Primary Directional Wayfinding Signs (Preserve America Grant)

Cindy Neely presented draft text for the primary directional wayfinding signs that will be purchased with the Preserve America Grant. She reviewed the Business Promotion Commission's comments and recommendations about the signs' text. Mr. Nisler offered to contribute a portion of the funds he received from selling some of his property for Guanella Pass right-of-way toward acquisition of the sign at 2nd and Rose Streets.

Ms. Neely explained that smaller secondary directional signs will supplement the primary signs' information, for example to direct east-bound travelers seeking Guanella Pass to turn right at the 6th and Rose Street intersection. In response to a question from Mr. Schaefer, Ms. Neely indicated that panel text can be changed in the future, but additional panels cannot be added since that would reduce the size of letters on the panels to the point that they would not be easy to read. Mr. Schaefer recommended that Ms. Neely research the possibility of increasing the height of the sign at 15th and Argentine to accommodate an additional panel.

Review draft Planning Commission Rules of Procedure

The Commission agreed to table this item until the April 11 meeting.

Minutes of March 14, 2007

Schaefer moved to approve the minutes of the March 14, 2007 meeting as written. Mr. Nisler seconded and the motion was adopted by unanimous vote.

ADJOURNMENT

Ms. Kaminski adjourned the meeting at 8:25 p.m.

Sarah Kaminski, Chairman

Merinel Williams, Town Clerk