

**TOWN OF COLUMBINE VALLEY**  
**PLANNING AND ZONING COMMISSION**  
Minutes  
January 12, 2016

Commissioner Graham called the Commission meeting to order at 6:30 p.m., in the Conference Room at Town Hall, 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Commissioners: Sandy Graham, Bill Dotson, Greg Armstrong, Bruce James, Gary Miles, Dale Irwin (A), Mimi Kuchman (A) and Marilyn Meister (A).

Absent: Eric Chekal, Steve Newkirk

Also present: Mark Best, Lee Schiller, Phil Sieber, Brent Kaslon and J.D. McCrumb

Commissioner Graham noted that in the absence of Commissioners Chekal and Newkirk, Alternate Commissioners Irwin and Kuchman would be eligible to vote at this meeting.

**ELECTION OF OFFICERS:**

Commissioner Graham called for nominations for the position of Chairman.

**ACTION: upon a motion by Commissioner Dotson and a second by Commissioner Irwin, the Commission unanimously approved Sandy Graham as Chairman of the Planning and Zoning Commission for 2016.**

Chairwomen Graham called for nominations for the position of Vice Chairman.

**ACTION: upon a motion by Commissioner Armstrong and a second by Commissioner Miles, the Commission unanimously approved Bill Dotson as Vice Chairman of the Planning and Zoning Commission for 2016.**

**PUBLIC HEARING: Preliminary Approval of Columbine Country Club Rebuild :** Commissioner Graham opened the PUBLIC HEARING, in the Town Hall, 2 Middlefield Road, Columbine Valley, and CO. at 6:42 p.m. The following members were present:

Commissioners: Sandy Graham, Bill Dotson, Greg Armstrong, Bruce James, Gary Miles, Dale Irwin (A), Mimi Kuchman (A) and Marilyn Meister (A).

Absent: Eric Chekal, Steve Newkirk

Also present: Mark Best, Lee Schiller, Phil Sieber, Brent Kaslon and J.D. McCrumb

**STAFF REPORT:** The Town Planner along with Mr. Kaslon presented a report containing a summary of the Columbine Country Club's preliminary development plan and preliminary plat, and a summary of staff findings (see attached report) including:

- Number of parking spaces required for anticipated square footage of club
- Need for drainage analysis and potential solutions.

The Commission asked several clarifying questions during the presentation.

**APPLICANTS RESPONSE:** Mr. Bratcher responded to the staff report highlighting several specific issues including:

- logistics and specifics regarding deliveries and the design of the below-grade service area;

- the ability for similar square footage (old club house compared to new) could serve anticipated growth in membership;
- new membership goals only bring club back to historic membership levels (not higher) therefore traffic and parking needs are not expected to increase

**PUBLIC COMMENTS:** Mike Lentz, 13 Niblick for the Old Town HOA ACC: no concerns with proposed height/two-story structure

Tom McWilliams, 17 Club Lane: following up on discussions with staff and letter/petition sent to Town in June of last year regarding concerns of increased noise associated with the renovation of the pool and tennis facilities. Staff clarified that as the pool and tennis facility existed on a separate parcel of land and that the proposed changes did not represent a change in use, those modifications were not subject to the P&Z's jurisdiction. Mr. Schiller directed Mr. McWilliams to the Board of Trustees to share his concerns.

With no additional persons wishing to comment, Commissioner Graham closed the hearing at 7:23 p.m.

The Commission discussed several aspects of the development including service access and drainage, water features, bicycle parking and future parking capacity.

**ACTION: upon a motion by Commissioner Irwin and a second by Commissioner Kuchman, the Commission unanimously approved the Preliminary Plan for the Columbine Country Club subject to staff conditions and staff approval of site drainage plan.**

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:14 p.m.

Submitted by,  
J.D. McCrumb  
Town Administrator