

**Administrative items**

More actions taken by the trustees at this meeting included:

- The board voted 4-2 to direct Town Attorney Alicia Corley to draft an ordinance that would prohibit the sales and use of fireworks in Monument. Kaiser and Wilson voted no. The board will consider the actual ordinance at a future meet-

ing.

- Tharnish explained how the final list of consulting engineers for the planning and public works departments was developed. The trustees will consider the resolution regarding these contracts at the Aug. 21 meeting.
- The trustees voted unanimously to set a public hearing date of Sept.

18 for the Village Center Metropolitan District's petition for modifications to its service plan.

As part of the consent agenda, the trustees approved these checks over \$5,000:

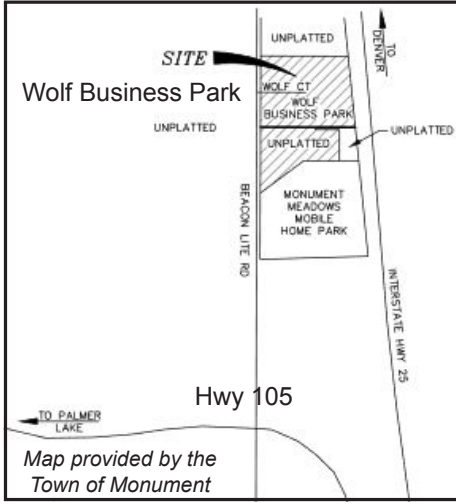
- Tri-Lakes Chamber of Commerce, second quarter – \$5,000
- EPS Wastewater, well 4/5 WTP upgrade – \$11,994
- Jacobs Engineering, engineering

services per contract – \$6,781

At 8:57 p.m., the meeting went into executive session to confer with the town attorney to receive legal advice on litigation. Town Clerk Laura Hogan said that no announcements were made or votes taken when the executive session was over.

*Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).*

**Mon. PC (cont. from page 1)**



**Tri-Lakes Collision Final PD Site Plan**

Hammers Construction Inc. has submitted a development application seeking approval of a Final PD Site Plan for Tri-Lakes Collision, an auto body repair shop to be located on lot 7 within Wolf Business Park owned by David Wolf. It would take up 2 acres of the Wolf Business Park development. There would be a paved and fenced storage yard for vehicles being repaired, as well as a customer parking lot and a front door facing Beacon Lite Road. The shop itself would be composed of a mix of materials in neutral colors. The

front of the shop, visible from Beacon Lite Road, would have the customer door, windows, and five bay doors for auto repair. It would have metal wall panels, stucco finish, and a stone veneer. The side visible from Wolf Court would have metal and stucco, and the other sides would keep only the metal wall panels.

Nothing concrete has been proposed yet for the remainder of Wolf Business Park.

The auto body repair shop would remain open from 8 a.m. to 5 p.m. on business days, and would close on Sunday. There would be a chain-link fence separating it from the mobile home park to the south, Monument Meadows. The surrounding area would be landscaped, with a couple trees being relocated.

Tri-Lakes Collision would use water-based paint on the cars, and wash two or three cars a day as they were finished up. The water would be sanitized before it was drained.

When the Planning Commission called for public comments, Patrick Shannon, owner of the Monument Meadows Mobile Home Park, presented some concerns. He said that using water-based paints was "a start," but that he was still worried about the body shop's effects on the environment. He posited that homes are not generally situated right next to body shops

in Colorado Springs, and reminded the Planning Commission that over 300 people live in his mobile home park. Shannon was concerned that these people would be adversely affected by noise and/or fumes coming from the development. He would have preferred something else like an office building.

Also, Shannon thought that a wooden fence would be better than the proposed chain-link fence. The applicant stated earlier that a wooden fence wasn't expected to stand easily against Colorado's winds, but Shannon said chain-link fences are not allowed on his property, and he believes in fixing

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