

- Four privately owned parks totaling only 2.8 acres with payment of \$232,848 for another 2.9 acres in lieu of fees.
- Expanding Synthes Avenue to meet up with a new collector road.

a 5-acre parcel donated to the school district, which is less than the requirement that the developer pay a fee of \$239.89 per permit in lieu of land. Coopman asked if someone from the town staff had recently reviewed the Willow Springs metro district's financial projections, but Manning said financial mechanism reviews are out of the realm of the Planning Department. The consensus of the board was to direct staff to analyze the existing service plan before the next regular meeting and explain the terms of that agreement to the trustees. See [www.ocn.me/v18n4.htm#mbot0319](http://www.ocn.me/v18n4.htm#mbot0319).

The board and staff agreed to negotiate a new annexation agreement with the developer after Coopman said the board should perform its due diligence by clearly stating the financial verbiage, especially with regard to bridge costs, tap fees, and water impact

fees.

Hearing there would be a delay, developer Gordon Brown was furious, saying, "I may not support coming back. Over the last three years, I've bent over backwards to do the right thing!"

**Planning Commission appointees**

Senior Planner Jennifer Jones said there are two vacancies on the Planning Commission board and current members Ed Delaney and Jim Fitzpatrick are term limited at the end of 2018.

Daniel Ours and Melanie Strop, who serve as alternates, have asked to be voted in to regular seats. Also, three people who are now serving on the Board of Adjustments—Chris Wilhelmi, Michael DeMarco, and Jeremy Lushnat—are interested in appointments to the commission.

All were unanimously appointed.

**Sanctuary Pointe**

Jones requested the approval of the final plat of Sanctuary Pointe Phase 2, Filing 4, which includes 89.2 acres and 105 residential lots.

In March, the board and developer Classic Homes agreed that when Phase 2 began, the developer would extend Sanctuary Rim Drive from its current end point and connect it to Gleneagle Drive. According to the agreement, Classic Homes can pull 40 building permits for subphase C before completing the road extension. See [www.ocn.me/v18n4.htm#mbot0319](http://www.ocn.me/v18n4.htm#mbot0319).

The Monument Planning Commission unanimously approved this request at its Sept. 12 meeting, and it was unanimously passed by the trustees.

The meeting adjourned at 8:29 pm.

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Allison Robenstein can be reached at [allisonrobenstein@ocn.me](mailto:allisonrobenstein@ocn.me).

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