

augmentation would allow outside uses only for purposes specified in the updated plan. The council voted to continue the planning process, with only Trustee Allen voting in opposition.

The meeting adjourned at 9 p.m.

The next meeting will be at 6 p.m. Nov. 13 in Town Hall, 42 Valley Crescent. Meetings are normally held on the

second Thursday of the month. Information: 481-2953.
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Monument Planning Commission, Oct. 8

RV storage and Village Center at Woodmoor plans approved

By Kate Wetterer

The Monument Planning Commission meeting Oct. 8 saw the discussion of both Thomas Penewell's proposed Mt. Herman RV Storage Subdivision and the possibility of turning the Village Center at Woodmoor into a housing development, as opposed to an area set aside for commercial ventures. The replat and preliminary/final planned development (PD) site plan for the RV storage subdivision were both approved, 3 to 1, with Missy Wood voting against. The second major PD amendment for the Village Center at Woodmoor passed 3 to 1, with David Gwisdalla voting against, and the replat passing unanimously.

Both of these issues will be discussed in further detail at the Board of Trustees meeting on Nov. 3. There will be public discussion opportunities then.

A concerned property owner also emailed the Planning Commission, noting that the phone number was incorrect on the government mail-out informing citizens of the replat. They advised that the replat be postponed until all citizens receive the information along with a correct phone number. The number included in the mailings was indeed incorrect, but Town Attorney Gary Shupp noted that all legal requirements were fulfilled in the mailing, and that a phone number would have been extra information to begin with.

It was also observed that all contact information for the government of Monument is available online, so even when the number proved faulty the government could have been contacted. The commissioners voted to proceed with the replat discussion as planned. The vote was 3 to 1, with Kathy Spence voting against.

Mt. Herman RV Storage Subdivision

Dave Gorman with MVE represented Penewell in discussing the proposed Mt. Herman RV storage subdivision, which is a lot intended to secure RVs, camping trailers, motorcycles, boats, and all manner of unconventional vehicles. The storage center would be located at the former Mountain Farmer Nursery property at the northeast corner of Mitchell Avenue and North Monument Lake Road, on Penewell's property. The triangular lot is adjacent to

the west side of the railroad tracks between Third and Fifth Streets. It would be accessible only during the day, through one entrance that would be secured with a code.

Wooden fences would enclose the storage center from the east, west and north, and trees have been brought in for landscaping. Most similar RV sites don't have fences or landscaping. One hundred twenty-eight parking spaces are currently included on the site plan, though Penewell is waiting to see what demand will be like before he sticks to one specific number.

Concerns from the community included the possibility of litter around the site, and the idea of RVs blocking otherwise fairly natural views. Current plans would put the RV storage unit very near downtown Monument's businesses, with business owners expressing concern about the effects such a development might have on the atmosphere of their stores.

Village Center at Woodmoor plans

The Village Center at Woodmoor's second major PD amendment, replat and final PD site plan were also approved. This involves transforming plots of land currently intended for commercial plans into a planned residential district. A development company has not yet claimed the land, but these actions intend to rebrand and redistribute the area to make way for potential houses.

Issues taken with this potential housing allotment included the idea that the layout might make bits of Monument look more like Colorado Springs than they currently do, perhaps diminishing the unique charm of the town. Also, citizens advised that there should be two left-turn lanes going from Knollwood onto 105. It is already a problematic intersection, and it would only become more crowded and difficult to navigate with so many new residents needing the road. It was brought up that people might run into difficulty should they need to evacuate.

Again, both of these issues will be discussed at the Board of Trustees meeting on Nov. 3, with periods allotted for citizens to contribute their thoughts and concerns.

The next Planning Commission meeting will be at 6:30 p.m. on Nov. 12 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.org/meetings/>

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Above: Monument Academy middle school band teacher Steve Kindermann directed the middle school advanced band. *Photo by Herb Wetzel.*

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