

Interim Treasurer Pamela Smith was not in attendance then. See <http://monumenttownco.minutesondemand.com/> for a complete set of minutes from the May 4 Board of Trustees meeting.

On May 18, Smith said she hoped the board would first have more discussion about the current and future town financial situation and that she was not comfortable committing that kind of funding to a private entity, even if it were for a nonprofit like the YMCA. Mayor Rafael Dominguez agreed it would be better not to rush.

Trustee John Howe said it would be more appropriate

for entities to come to the board with requests like this during budget time in October.

Town manager's report

Smith presented the disbursements over \$5,000, which the board approved unanimously:

- Triview Metro District – \$131,640
- CIRSA Insurance – \$9,754
- Krassa and Miller LLC – \$10,760 in legal fees for April water matters

Smith's report said that the town has hired Chuck Rohre of Walters and Co. to recruit for a new town manager.

The meeting adjourned at 9:36 p.m.

The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. Call 884-8017 or www.townofmonument.org for information. The next meeting is scheduled for June 15.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

If you would like to report on meetings like this one for Our Community News, contact Lisa or Bob at editor@ocn.me and we will train you.

Monument Planning Commission, May 13

Commissioner resigns; church expansion approved

By Lisa Hatfield

At the May 13 Monument Planning Commission meet-

ing, Commissioner Missy Wood announced she needed to resign since she is moving outside the town limits, and Family of Christ Lutheran Church moved one step closer to their expansion approval. Commissioner John Dick was absent.

Search for new planning commissioners

Wood said she is moving outside the Monument town limits and so must resign. President Ed DeLaney said the commission is now looking for one full-time and two alternate commissioners. The Planning Commission meets once a month to make recommendations on land use applications and land use related ordinances before they are heard by the Board of Trustees.

Family of Christ plans move ahead

Planning Director Mike Pesicka and the applicant, Chad Kuzbek of Westworks Engineering, presented the vacation plat and preliminary/final PD site plan for Family of Christ Lutheran Church, which is planning a 9,800-square-foot addition and an additional 146 new parking spaces on the east side of its building at 675 W. Baptist Road.

The vacation plat would erase an interior lot line, combining both parcels owned by the church into one

8.97-acre parcel. These parcels were originally platted as part of the Chaparral Subdivision by El Paso County in the 1970s. Both parcels were annexed into the town in 2011, and a sketch PD plan was approved in 2011 that established the existing PD (Planned Development) zoning. See www.ocn.me/v11n7.htm#bot0606.

Because of the impermeable surface added by the parking lot, the church would be required to add a detention pond at the south side of the property to control stormwater runoff and sedimentation, Pesicka said.

During the public hearing, Paul Yates, whose land is in unincorporated El Paso County immediately south of the church, said his property is already experiencing severe erosion from emergency outflow from another detention pond east of him that receives water drained from the church property and other upstream sources. "Right now it's a disaster," he said.

Kuzbek said the new detention pond is designed for stormwater for a 100-year storm event, will take 40 hours to drain, and will allow sediment and oils from the parking lot to settle out. He said the water flow from the new pond will continue to flow south in the natural course it is already following.

Since the original application for this project was submitted before the town approved an ordinance restricting sod use in commercial landscaping, sod could still be included in the landscaping plans, Pesicka said.

He said that both the county and town traffic studies indicate that the current access will be sufficient. A six-foot fence would be added on the south and east borders of the property. Landscaping and a setback would reduce visibility of the parking lot from Baptist Road.

The commissioners approved the vacation plat and preliminary/final PD site plan unanimously. This item was scheduled to be presented at the Monument Board of

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