



City of
Evans, Colorado

MINUTES
EVANS ZONING BOARD OF APPEALS
Regular Meeting, 5:30 pm
January 8, 2013

CALL TO ORDER

The January 8, 2013, meeting of the Zoning Board of Appeals was called to order at 5:30 p.m. by Board Chair Schanwolf.

ROLL CALL:

Present: Chairman Schanwolf, Vice Chairman Bernardo, Board Member Buck, Board Member Clark, and Board Member Thaden.

Absent: None

APPROVAL OF MINUTES

Adoption of Minutes from October 17, 2012. It was moved by Vice Chairman Bernardo, seconded by Board Member Thaden to approve the Minutes as presented. Unanimous consent.

APPROVAL OF THE AGENDA

There were no additions or deletions to the Agenda.

AGENDA ITEMS

None

GENERAL DISCUSSION

Ms. Trent, Community & Economic Development Director, provided the staff report and updates to the Zoning Board. Compliance letters were sent out to industrial property owners about being in compliance with the Code regarding outdoor storage. Variance requests may be coming through from some of these property owners.

The Zoning Board and Ms. Trent discussed various properties in the industrial area that are currently under violation. She indicated we want to give the property owners a chance to comply before we enforce through abatement. Vice Chairman Bernardo asked if the places that are in violation are due to cultural differences. Ms. Trent indicated she had not seen any signs of that.

Community Development has been working on their Strategic Operations plan. They are trying to get the word out on what they do, why they do it, and what the benefit is. Vice Chairman

Bernardo believes that the City needs to be more proactive and get out on foot, knocking on doors, to let people know what's going on. Vice Chairman doesn't believe flyers or meetings will give the same benefit.

There will be a consultant to assess the Community Development department starting in February and a report will be ready in June or July. Public Works is using the same consultant to do their assessment.

Demolition of the Jack Meekens building will happen in April or May of 2013. Ms. Trent and Brian Stone will be going through the building to assess the materials that could be reused in the new building; such as: the brick exterior, the wood gym floor, some signage, and possibly the crown moldings. They will be including a museum in the new building, as well. Board Member Buck asked about the building that houses the museum currently. Ms. Trent indicated that building will be moved. The library is scheduled to open in June 2014. The next library meeting is scheduled for January 21st, 2013 with library district and City Council. Anyone is welcome to attend. There will be a "going away" party in April or May for the Jack Meekens building.

Wayfinding signs have been placed around town. The City will be starting on phase 2 of this plan. It will include private sector add-ins, if wanted. The City is currently working with the Colorado Department of Transportation about Highway 85 and getting the signs up. Tonight the Planning Commission will be considering adopting the resolution. Ms. Trent and the Board discussed incentives to bigger retailers for having their business in Evans. Highway 85 has the traffic counts for these types of bigger businesses.

John Evans Middle School is working on the site design. There won't be sidewalks out there, since this will be a bussed school. Having the new location will change the demographics.

Ashcroft apartments are in site planning process, as well as the Family Dollar.

Ms. Trent handed out the Building & Neighborhood Services 2012 Annual Report and discussed a few of the highlights.

Chairman Schanwolf asked for an update on the solar panels at the Grove. Ms. Trent informed him they put in a USR request for townhomes and they seemed to change their minds after receiving the staff report. The carports are approved, but have not yet gone in.

Board Member Thaden asked about the third phase at Cave Creek. Ms. Trent reported that phase 3 requires a park, but the plans do not currently include a park. Unless Cave Creek amends their PUD, it won't be accepted. Phase 2 must be in compliance with landscaping fully to move forward with the third phase.

Board Member Clark asked about what was going on with the Front Range Oil & Gas Services site. Ms. Trent informed them the site plan not yet submitted.

The next meeting for the Zoning Board will be February 12, 2013 at 5:30 to elect officers.

Board Member Buck asked about the trail by the ditch. Ms. Trent indicated there was no master plan in place currently.

AUDIENCE PARTICIPATION:

There was no audience participation.

ADJOURNMENT

Board Member Clark moved to adjourn, Vice Chairman Bernardo seconded.

The January 8, 2013, meeting of the Zoning Board of Appeals was adjourned at 6:50 p.m. by Board Chair Schanwolf.