

**PLANNING COMMISSION
6:00 PM. MARCH 17, 2008
EDGEWOOD COMMUNITY CENTER
26 E. FRONTAGE ROAD**

MINUTES

In Attendance: Commissioners-Gary Chemistruck, Mike Dodge, Del Rea, Vicki Schober, Phil Todd, Doyce Wilhite, staff member Karen Mahalick.

1. **Call to order :** The meeting was called to order at 6:00 p.m.

2. **Approve agenda:**

Action: A motion was made by Commissioner Chemistruck seconded by Commissioner Wilhite, and passed 5-0 to approve the agenda as presented.

3. **Approve minutes of 03/03/08:**

Action: A motion was made by Commissioner Schober, seconded by Commissioner Chemistruck, and passed 5-0, to approve the minutes as presented.

PUBLIC HEARING-QUASI JUDICIAL PROCEDURE STAFF AFFIRMED PUBLIC NOTICE HAD BEEN POSTED. COMMISSIONERS CONFIRMED THERE WERE NO CONFLICTS OF INTEREST/EX PARTE CONTACTS

4. **Conditional Use Permit for Duck of Doom, LLC located at #4 George Court, to operate a computer gaming site.** Mr. Ma the applicant discussed the operation of the computer games and explained that headphones would be utilized for each console that heightens the players gaming experience. There would be a limited availability of food but mostly the nearby restaurants would benefit from the clients.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Schober inquired about the soundproofing of the building, the hours of operation, rating of games; response-this is a family based gaming facility, adult games or those which are violent are not considered acceptable, the programs have not been ordered so specifics are not available.

Commissioner Chemistruck inquired about the electrical capacity of the building and the restrooms; the landlord is upgrading the electrical.

Mr. Ma did not believe the level of noise would be a concern and the restrooms would be unisex.

STAFF COMMENTS

The business would provide an entertainment option for a market that at this time is not served in the Edgewood area. The facility did have the necessary parking; restaurants in the vicinity most likely would benefit from the clients. Staff would meet with the applicants to implement the necessary improvements as per Commission requests.

Action: A motion was made by Commissioner Schober, seconded by Commissioner Chemistruck, and passed 3-1; Commissioner Dodge voted nay, to approve resolution 2008-16 with the amendment that there be soundproofing, electrical upgrades and the permit be issued for a 6 month period of time.

5. **Preliminary plat of Highland Stock Farm, LLC, Tract A of lands of Highland Stock Farms, located on the south of Hill Ranch Road, east of Highway 344. Seven (7) lots from 40.40 acres.** Agent/applicant was Tim Oden of Oden and Associates who gave a brief history of the requested development that is part of a master plan. Mr. Oden was in receipt of the staff report, and that the properties would be responsible to file for a domestic well, Mr. Oden questioned how to comply with Santa Fe Fire requirements and requested entering into a subdivision improvement agreement. Mr. Oden stated driveway culverts are not required, the road will not have bar ditches and the building envelopes will take care of drainage flow.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Schober asked that the fire improvements be called out in the disclosure statement. Covenants had not yet been submitted.

STAFF COMMENTS

Ms. Mahalick the fire department may require sprinkler systems for these plats because they are proposed to be on a well as was the case with the Loma Linda subdivision. It was requested that the disclosure statement contain the necessary information that lots 3 thru 6 have information referring to the drainage compliance necessary for those lots and the building envelopes.

RESIDENT COMMENTS

Rick Dotson of Hill Ranch road inquired about the extent of the road improvements and where widening would take place; Mr. Oden stated the widening would be on the south side of Hill Ranch and the road would be brought up to subdivision standards.

Action: A motion was made by Commissioner Wilhite, seconded by Commissioner Chemistruck, and passed 4-0; to approve resolution 2008-17 with the amendment that culverts not be required for driveways.

6. **Zoning Ordinance Amendments** Commissioners discussed the present height description in the zoning ordinance for commercial C-1 that refers to commercial C-1. Staff reported that there were different definitions available for defining heights these will be brought forward for consideration at the April 7th meeting.
7. **Update on Pueblo Artesanos appeal** Pueblo Artesanos had been remanded by Council and had been placed on the Commission agenda for the April 7th meeting. Commissioners asked for the appeal documents to be forwarded

8. **Adjourn.**

Action: A motion was made by Commissioner Chemistruck, seconded by Commissioner Wilhite, and passed 5-0 to adjourn.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.