

**EDGEWATER PLANNING & ZONING COMMISSION  
BUSINESS MEETING MINUTES  
JANUARY 14, 2015**

A business meeting of the Edgewater Planning & Zoning Commission was held in the City Council Chambers.

**ITEM 1.     CALL TO ORDER**

Acting Chair Hing called the meeting to order at [7:00:18 PM](#).

**ITEM 2.     ROLL CALL**

Clerk to the Commission and City Clerk Beth A. Hedberg called the roll.

**Present:**                   Commissioner Marilyn Gord  
                                  Commissioner Jim Tobias  
                                  Acting Chair Karen Hing  
                                  Commissioner Nathan Stark

**Absent:**                    None

**Also Present:**           None

Full and timely notice of the meeting had been given and a quorum was present.

**ITEM 3.     PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ITEM 4.     APPROVAL OF AGENDA**

It was noted that the agenda contained a minor typographical error. Commissioner Gord moved, seconded by Commissioner Tobias, to approve the agenda as amended. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Acting Chair Hing and Commissioner Stark. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**ITEM 5.     PUBLIC COMMENT (NON-AGENDA ITEMS)**

There were no public comments.

**ITEM 6.     GENERAL BUSINESS**

**a. Discussion and Possible Action on Resolution No. PC 2015-01, a Resolution Designating Public Places for the Posting of Notice of Meeting of the Edgewater Planning and Zoning Commission**

Commissioner Gord moved, seconded by Commissioner Stark, to approve Resolution 2015-01, a resolution designating public places for the posting of notice of meetings of the Edgewater Planning & Zoning Commission. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Acting Chair Hing and Commissioner Stark. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

**b. Applicant Interview(s) and Discussion and Possible Recommendation of Appointment to Vacancy for Term #2**

Commission terms were addressed. Acting Chair Hing invited the Applicant, Adam Schorger to the podium. Mr. Schorger provided information regarding his residency, education, employment and his desire to volunteer in the community. Mr. Schorger said that he was familiar with zoning terminology and how to research a city plan. He had reviewed the City's Comprehensive Plan and other plans in surrounding areas. Mr. Schorger said that he was curious about the development at West 20<sup>th</sup> Avenue and Depew Street. He was interested in the future of Edgewater.

Questions asked of the Applicant included:

- Where did he live? He lived at 2441 Jay Street.
- Why did he choose the Planning & Zoning Commission? He saw that there was an opening although he wanted to get involved in any way he could.
- Did he have appropriate time to review the materials with respect to the Comprehensive Plan implementation? Yes. He understood that there would be time involved in the process and looked forward to attending two meetings per month.
- What did he know about Edgewater and his neighbors? He involved himself with his neighbors through everyday contact. He would do his best to represent his neighborhood. Edgewater was unique and had its own characteristics. He wanted to retain that.
- Why Edgewater? A home was an investment. He looked at Edgewater as an up and coming neighborhood. He liked Jefferson County laws over the City and County of Denver laws. He liked the close proximity to Denver where he was employed.
- Had he attended any City meetings prior to today? No he had not. He subscribed to the City e-newsletter and tried his best to stay informed.

Commissioner Tobias moved, seconded by Commissioner Gord, to recommend that Mayor McNulty appoint Adam Schorger to the Planning & Zoning Commission with a term to expire on August 31, 2016. The motion **PASSED** on the following vote: **AYES:**

Commissioner Gord, Commissioner Tobias, Acting Chair Hing and Commissioner Stark.  
**NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

Mayor McNulty was in attendance. Mayor McNulty said that, after hearing the Commission's recommendation, she would appoint Adam Schorger to the Planning & Zoning Commission with a term ending August 31, 2016.

### **c. Bylaw Discussion**

The Bylaws as amended by Attorney Beery were reviewed. Proposed changes were discussed that included: changing the word "Master" to "Comprehensive" when addressing the City's plan; and replacing the words "immediate notice thereof shall be given to the City Clerk by the presiding officer" in Article II at Section 7 with the words, "the City Clerk shall post and publish notice thereof in accordance with the provisions of Section 2 herein". Other items addressed included: the importance of allowing public comment during meetings; voting; conflict of interest; ex parte conversations; resignation; absences; dismissal; and whether or not an Officer would retain their office if their term as a Commissioner was due to expire and they had been reappointed to the Commission by Mayor McNulty. Clerk Hedberg took notes of the proposed changes and question and was asked to communicate those to Attorney Beery.

### **d. Progress Update on Comprehensive Plan Implementation**

The Regulatory Gap Analysis and Comprehensive Plan Update binder was reviewed. It was noted that an example of a form based code and residential design standards had been included together with the project schedule and City Council's Goals and Objectives. Materials for the January 28<sup>th</sup> meeting would be forthcoming from Ms. Ricker. The process and relying on staff's expertise was discussed. The meeting schedule was considered.

### **ITEM 7. CONSENT AGENDA – MEETING MINUTES DATED DECEMBER 10, 2014**

Commissioner Stark moved, seconded by Commissioner Tobias, to approve the consent agenda as presented. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Acting Chair Hing and Commissioner Stark.  
**NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

### **ITEM 8. PUBLIC COMMENTS**

Appointee Adam Schorger inquired as to the status of the development at the West 20<sup>th</sup> Avenue and Depew Street site. Acting Chair Hing provided an update on the current contract with Trinity Development. Current businesses at the site and those located on West 25<sup>th</sup> Avenue were addressed.

**ITEM 9. COMMISSIONER COMMENTS**

Chair Hing asked the Commission to consider their willingness or desire to serve as Chair or Vice Chair as the election of officers would be on the next business meeting agenda. She wanted the process to be a smooth and comfortable.

Commissioner Tobias said he had no interest to serve as an officer of the Commission.

Commissioner Gord said that she loved being a part of the Commission but had no desire to serve as an officer. She had served as Vice Chair in past years. Commissioner Gord said that she hoped to continue to contribute to the Commission.

Commissioner Stark said he would be interested to serve as Vice Chair but he would not feel comfortable being Chair.

Appointee Schorger said he would be open to being elected Vice Chair but felt that others were more qualified.

Acting Chair Hing said that she would be willing to serve in either capacity. Acting Chair Hing said that she was looking forward to the Comprehensive Plan implementation process.

**ITEM 10. DISCUSSION OF UPCOMING AGENDAS**

It was noted that the next meeting was scheduled for January 28, 2015.

**ITEM 11. ADJOURNMENT**

There being no further business, Acting Chair Hing adjourned the meeting at [8:54:27 PM](#).

Submitted by:

*/s/ Beth A. Hedberg, MMC*  
Clerk to the Commission and City Clerk