



**LOVELAND PLANNING COMMISSION MEETING  
AGENDA**

**Monday, November 28, 2011  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, GENDER, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMODATIONS TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2523 OR TDD 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. REPORTS:**

**a. Citizen Reports**

This is time for citizens to address the Commission on matters not on the published agenda.

**b. Staff Matters**

Recent Council actions, upcoming events, topics of interest, etc.

**c. Committee Reports**

**d. Commission Comments**

Policy matters, directions to staff, etc.

**IV. CONSENT AGENDA:**

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

## **V. CONSENT AGENDA:**

### **1. Extension of a Preliminary Plat for North Lincoln Avenue 2<sup>nd</sup> Subdivision to December 7, 2012.**

This is a request for an additional one year extension of the Planning Commission approval of the North Lincoln Avenue 2<sup>nd</sup> Subdivision Preliminary Plat as stipulated in Chapter 18.41 of the zoning code.

## **VI. REGULAR AGENDA:**

### **1. Appeal of Administrative Determination Made by the Director of Development Services.**

This item is an appeal a determination regarding maintenance practices for designated open space lands within the Garden Gate First Subdivision. This residential subdivision is located along the south side of 1<sup>st</sup> Street to the west of Denver Avenue; the subdivision is zoned Planned Unit Development (PUD) is subject to a Final Development Plan. The determination specifies the required maintenance practices to be used for numerous tracts owned by the Garden Gate Homeowners Association. Neighborhood resident and HOA member Bruce W. Cromwell has appealed the determination contending that the determination does not properly interpret the approved Final Development Plan.

## **VII. ADJOURNMENT**