

Planning Commission Minutes March 11, 2021.

1. Call to Order- The Planning Commission convened a regular meeting on December 10, 2020. Chairwoman Dowker called the meeting to order at 6:01 p.m.

2. Roll Call- Members present: Jan Dowker Chairwoman, Jeff Butler Vice Chair, Sean Murphy, Matt Rood, and Abigail Smith. Danielle Trotta joined at 6:56 p.m.
Members absent: Patrick Dillon.
Staff present: Curt Freese and Adam Olinger.

3. Consent Agenda- Minutes from the December 20th Planning Commission Meeting.

Motion made by Commission Murphy, Seconded by Commissioner Butler. With all in favor, THE MOTION CARRIED.

4. Election of Officers for 2021 Year

Motion made by Commissioner Butler to nominate Commissioner Dowker for the position of Chair. Seconded by Commissioner Murphy. With all in favor, THE MOTION CARRIED.

Motion made by Commissioner Rood to nominate Commissioner Butler as Vice-Chair. Seconded by Commissioner Murphy With all in favor, THE MOTION CARRIED.

Motion made Commissioner Butler to nominate Commissioner Murphy as Secretary. Seconded by Commissioner Rood. With all in favor, THE MOTION CARRIED.

5. Public Hearing: Heron Lakes Commons Preliminary Plat – Jon Hauser, Agent

Director Freese introduced the project as a preliminary plat request to subdivide the property at the SW corner of Grand Market Ave and Berthoud Pkwy into 9 various sized commercial lots.

Stephanie Hansen explained that this proposal was the same as the Neighborhood Master Plan approved in late 2020 by the Planning Commission, except for the addition of the trail along Berthoud Pkwy as conditioned for approval and additional landscaping in the medians of Grand Market along the frontage of the project.

Public comment was opened at 6:36 p.m.

Public comment was closed at 6:37 p.m.

Commissioner Butler wanted to ensure that lots 1 and 2 would be used for commercial purposes, since they would be developed by a separate developer and were not a part of the neighborhood master plan. Jon Hauser stated that conditions would be placed within the property's deeds that when they develop

they must be commercial and cannot be a competing use with any existing businesses on the development.

Commissioner Smith asked what the basis would be to install pedestrian crossing signs at the roundabout. Director Freese responded that they would be installed by the Town once pedestrian flows warranted it, which would likely occur at the development of either the NW or SE corner.

Commissioner Trotta joined at 6:56 p.m.

MOTION made by Commissioner Butler to recommend approval for the Heron Lakes Commons Preliminary Plat, conditioned on the following:

- **Any future site plans with drive-thrus shall be sited to reduce their impacts from the road with required berms and landscaping**
- **Future architecture is complimentary to the surrounding uses and shall utilize high quality materials and finishes.**

Seconded by Commissioner Murphy

With all in favor, THE MOTION CARRIED

6. Public Hearing: Heron Lakes 17th Filing Preliminary Plat, Jim Birdsall agent –

This hearing was postponed until April.

7. Coordination of PC Training Sessions –

Everybody agreed that a tune up training session and a deep dive on some specific items would be beneficial. Plans were also made to do a walkthrough of one of the developing subdivisions in the summer once restrictions were lifted.

8. Reports -

Director Freese announced that there will likely be a joint Board/PC meeting in April to go over the Comprehensive Plan Update with staff and the consultant team. A date will be finalized soon.

9. Adjourn -

The meeting was adjourned at 7:38 p.m.