

1. **Call to Order** – The Planning Commission convened a regular meeting on January 24, 2019. Chairman Banzhaf called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Scott Banzhaf, Chairman, Kelsey Byron, Patrick Dillon, Jan Dowker, Sean Murphy, and Dick Shepard arrived at 7:15 pm.
Member Absent: Jeff Butler
Staff Present: Curt Freese and Jill Wilson.
3. **Consent Agenda** – Minutes from meeting of November 08, 2018. Motion to approve by Commissioner Dowker. With all other commissioners in favor, **THE MOTION CARRIED.**
4. **Election of Officials** -
Motion by Commissioner Dowker to nominate Commissioner Banzhof as Planning Commission Chairman. Second by Commissioner Murphy. Commissioner Byron abstained from the vote. With all other members in favor, **THE MOTION CARRIED.**

Motion by Commissioner Banzhaf to nominate Commissioner Dowker as Planning Commission Vice-Chairman. Second by Commissioner Byron. Commissioner Dowker abstained from the vote. With all other members in favor, **THE MOTION CARRIED.**

Motion by Commissioner Dowker to nominate Commissioner Byron as Planning Commission Secretary. Second by Commissioner Dillon. With all in favor, **THE MOTION CARRIED.**
5. **Habitat for Humanity ODP, FDP, Final Plat Amendment** –
Commissioner Banzhaf explained that three commissioners would need to recuse themselves from the item, which left no quorum and asked that the item be continued to next scheduled meeting.

MOTION by Commissioner Dowker to table the Habitat for Humanity ODP, FDP, Final Plat Amendment to the next scheduled Planning Commission meeting on February 14, 2019. With all in favor, THE MOTION CARRIED.
6. **Heron Pointe Lot B Final Plat** - Mr. Freese presented the agenda item, which was a request final plat approval for roughly 16.85 acres to create five (5) commercial outlots along Berthoud Parkway, and a multi-family lot proposed for 138 multi-family units. He noted that if approved, each individual lot would be required to go through the site plan review process.
He explained that the Board made a condition of Preliminary Plat approval that a sidewalk be built along the Loveland Water Tower property to the West to access Carrie Martin Elementary School across LCR 14 after a recommendation by Thompson School District was made. Mr. Freese explained that since this is an off-site improvement not owned by the Applicant, the cost will be shared between the Town and the developer.
At the Town Board hearing for the preliminary plat, consideration of raised pedestrian crossings and pylons delineating traffic lanes was analyzed. It was recommended that Beacon lights only be added for additional pedestrian safety, which would be erected at the developer's expense

He noted that the Applicant was also in final discussions with the County regarding the Applicant replacing the LCR 14 bridge, which was located in and maintained by Larimer County. An Intergovernmental Agreement with the County would be required (as the bridge will still be County owned once replaced), which actions would be required by both the Town Board and County Commissioners. Staff was recommending that the IGA be a condition of approval and the Final Plat not be recorded until it had been completed.

He mentioned that the applicant had revised their concept plan, which expanded the open space and park area as well as the amenities. This included additional landscaping, a dog park in the center of the project, an expanded picnic area in the Northeast, a tot lot and playground added next to the pool, and the addition of benches etc. to the west of the proposed clubhouse.

Commissioner Banzhaf asked about the sidewalk connection on the east side Berthoud Parkway along Heron Pointe Lot 1.

Mr. Freese explained that there was not enough right-of-way at the present time for a sidewalk. It was property owned by the City of Loveland, which the City would need to provide.

Commissioner Dowker asked if it would be a consideration by the City of Loveland when County Road 17 was widened.

Mr. Freese replied yes, it would occur with the widening of County Road 17.

Steve Steinbicker, Architecture West, noted the changes made to the concept plan which was additional open space, dog park, and pool, clubhouse, tot lot and parking area, which amenities were meant for the multifamily units of Heron Pointe. He also mentioned that the number of units was reduce from 142 to 138. He acknowledged the sidewalk extension and the County Road 14 bridge replacement. He also spoke to the pedestrian safety island at the roundabout and stated that they acknowledged and accepted the conditions of approval set forward.

Commissioner Byron had concerns about the safety crossing at the roundabout.

John Seyer, Town Traffic Engineer, completed an overview of the traffic safety measures researched and discussed for the site, roads and roundabout.

Commissioner Dillon remarked that public transportation would be a need and should be a focus in the future.

Commissioner Murphy asked about the proposed condition regarding the increased buffer/landscaping.

Mr. Steinbicker stated that the area the conditioned focused on would be applied to the east parts of the commercial lots.

Commissioner Dillon asking if affordability and pricing was ever considered by the Town during an application process.

Mr. Freese replied no. He noted the lot diversity and use standards added to the Development Code in March 2018.

Commissioner Dillion felt it would be helpful to be provided with a price range to help with diversity.

Commissioner Dowker Moved to approve the Heron Pointe Final Plat, with the findings that it is consistent with Section 30-6-105 C with the following recommendations:

- **An increased buffer area or landscaping is recommended from the commercial outlots to the interior multi-family lot.**
- **An IGA is agreed upon with all necessary parties for the replacement of the LCR 14 bridge, as a condition of Final Plat approval.**
- **The sidewalk along the Loveland water tower property is required with a cost to be shared by the Town and the Applicant.**

Second by Commissioner Shepard.

With all in favor, THE MOTION CARRIED.

7. **Planning Commission 2019 Hearing Schedule** – Mr. Freese recommend that no hearing be conducted on November 28, 2019 and December 26, 2019.

8. **Spartan Avenue Extension**

Mr. Seyer explained the process for the Spartan Avenue Extension. He stated that that the transportation plan was updated and one conclusion from that study was that at some point Spartan would extend to the west to Highway 287 and to the east across the railroad track to E. Nebraska Ave. The alignment had changed over the years to now a straight alignment. That alignment would require a 'take' of private property. He also explained that there were also discussions with the railroad for an at grade crossing. The costs associated with the extension would need to be determined along with the cross section of the street. The railroad also required two crossings to be eliminated for this crossing to be added. There was an existing railroad crossing towards the south, which would be eliminated. A second crossing closure site would also need to be determined. The Welch Avenue crossing had been examined.

It was questioned by Commissioner Shepard whether E. County Road 10 could be a potential closed crossing.

Commissioner Byron was concerned with pedestrian crossing if the Welch Avenue crossing was closed.

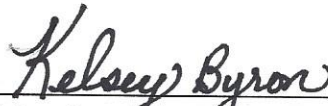
Commissioner Banzhaf mentioned that planning needed to begin on a future extension of Water Avenue.

9. **Reports**

Meeting adjourned at 9:08 p.m.



Jill Wilson, Planning and Building Technician



Kelsey Byron, Secretary