



Planning Commission Minutes – March 10, 2022

1. Call to Order – The Planning Commission convened a regular meeting on March 10, 2022. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Karen Anderson	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner) <i>via ZOOM</i>

Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the January 27, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

Commissioner Murphy and Commissioner Smith abstained due to absence at last meeting.

4. Public Hearing: Westside Crossing Preliminary Plat Request (Scott Charpentier, agent for Berthoud Gateway LLC)

Director Freese introduced the Westside Crossing Preliminary Plat request.

Scott Charpentier (agent) showed off the integration between the residential and the commercial sections of the development.

Public Comment was opened at 6:20 p.m.

Public Comment was closed at 6:21 p.m.

Commissioner Ayers addressed concern over the connections to the neighborhood to the east.

Commissioner Dowker expressed concern for traffic movement on Meadowlark Drive emphasizing the intersection at Tundra Avenue.

Commissioner Murphy showed concern over the noise at the plaza.

MOTION made by Commissioner Ayers to APPROVE the Westside Crossing Preliminary Plat, finding that it satisfies Section 30-6-107 B., with the following conditions:

01. Rapid Flashing Beacons across Highway 56 are required with the development of the commercial lots.
02. The northern duplexes remain one story in height.
03. Berms are included on the west side between Highway 287 and the development.
04. An easement for Gateway signage to be dedicated at the southwest corner of the development.

And the following recommendations:

01. Recommendation for a noise study for the southwest plaza.
02. Recommendation for a further traffic safety study at Meadowlark Drive and Tundra Avenue.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

5. Reports –

Director Freese announced that today we had a kickoff with the Colorado Department of Transportation about an Access Control Plan for Highway 287 throughout town.

There will not be a Planning Commission Meeting on Thursday, March 24, 2022.

6. Adjourn –

The meeting was adjourned at 6:53 p.m.