



Planning Commission Minutes – March 14, 2024, at 6:00 p.m.

- 1. Call to Order** – The Planning Commission convened a regular meeting on. Commissioner Anderson called the meeting to order at 6:00 p.m.

- 2. Pledge of Allegiance**

- 3. Roll Call** – Members present: Karen Anderson (Chairperson) Via Zoom
Abigail Smith (Vice Chairperson)
Joe Donnelly (Commissioner)
Marc Hofmans (Commissioner)
Nick Semedalas (Commissioner)
Brett Wing (Commissioner)

Staff present: Anne Johnson (Community Development Director)
Teri Reger (Planning Technician)
Laura Richardson (Town Planner)

Scott Charpentier Developer

- 4. Approval of Minutes** – Minutes from February 8, 2024, Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for February 8, 2024.

SECONDED by Commissioner Semedalas.

With those all in favor, THE MOTION CARRIED.

- 5. Public Hearing: Final Plat for Westside Crossing Replat #2**

Community Development Director Anne Johnson introduced a consideration a Request for A Final Plat Known as Westside Crossing Replat #2 Located North Of Mountain Avenue And West Of Meadowlark Drive, Resolution 2024 – 04

Public Comment was opened at 6:58 p.m.

John Terrell – Concerned about traffic and entrance into his business.

Andre Aguiar – Concerned about traffic impact.

Lynn Larsen – Concerned about the size of the tree lawns.

Comment was closed at 7:08 p.m.

MOTION was made by Commissioner Semedalas to approve the Final Plat application for Westside Crossing Replat #2 with the Conditions of Approval and Development Standards found in the Staff Report to be recorded with Resolution 2024-04 as the Criteria for Approval outlined in the Staff Report and Resolution have been satisfied. An additional Condition of Approval shall be that prior to substantial completion, the developer shall provide a copy of the Right of Way dedication/donation of land to the Colorado Department of Transportation that is required to complete the ADA ramp at the Northeast corner of Meadowlark and

Mountain Avenue.

Planning Commission directs Staff to require the installation of the signalized intersection at the corner of Mountain and Meadowlark prior to when 50% of the estimated traffic volume found in the Aldridge Traffic Study submitted with the final plat application is met. Staff shall determine this percentage in the Development Agreement.

Seconded by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

6. Reports by Staff

Introduction of Lakin Dickson a grad student who is going into planning.

Announcement of John Van Benthem's resignation from the Planning Commission.

A handout was given regarding terms of the existing Planning Commissioners.

Field Trip is on schedule for March 16th and bus will leave at 9am.

On March 12, 2024, the Town Trustees approved the Sign Code with modifications.

Banner size to stay at 60 square feet.

Banners can be displayed four times per year for 15 days each time.

Sandwich Board changed to Sidewalk Sign and can now be made of plastic.

Tawn Hillenbrand will present Short Term Rental information to Trustees on March 26, 2024.

On March 28, 2024, the Planning Commission will act as Board of Adjustment to hear a variance request. The public hearing will be followed with CIRSA training.

On April 11, 2024, there will be a Land Use hearing before the Planning Commission.

There will be no Planning Commission on April 25, 2024.

On May 9, 2024, there will be Land Use hearing before the Planning Commission.

Code updates will be coming as well.

Short Term Rentals will go before the Board of Trustees;

Oil & Gas will go before the Board of Trustees;

Accessory Structures will be coming mid-year;

The Town received a grant and will be looking for a consultant to review the housing portion of the land use code;

General Code clean-up is forthcoming as well.

Next Planning Commission Meeting is on March 28, 2024.

Reports by Commission

Commissioner Donnelly: Feels concerned about the traffic at Mountain and 287 warrants further discussion.

Commission Wing: Participated in a forum for candidates in the upcoming election. Concerned about conflict amongst the Trustees and the need to be professional. He felt like this Commission meeting felt clumsy and wanted to keep things relevant.

Chairperson Anderson reiterated that we can't solve every problem and that the Planning Commissioners are tasked to review the materials presented, testimony provided, and the Conditions of Approval.

Vice Chair Smith also expressed concern regarding traffic in Town.

7. Adjourn –

The meeting was adjourned at 9:00 p.m.


CHAIRPERSON


SECRETARY