

---

**From:** Nicole Baer <[nlbaer@gmail.com](mailto:nlbaer@gmail.com)>  
**Sent:** Thursday, December 18, 2025 4:15 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Meller and Erie parkway development

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Erie Planning Commission members,

I am writing to ask that the development at Meller and Erie Parkway not be a strip mall development and parking lot. I live near this area and I feel this land is definitely inside a neighborhood and shouldn't be as commercially developed. The new town center will be less than a mile away and feels like a much better location for retail and commercial development. Thank you for your time and consideration,

Nicole Baer

1732 Weston circle, Erie

---

**From:** Matt Flood <[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)>

**Sent:** Thursday, 18 December, 2025 07:00

**To:** Town Clerk <[townclerk@erieco.gov](mailto:townclerk@erieco.gov)>; Council Mail <[council@erieco.gov](mailto:council@erieco.gov)>

**Cc:** Andrew J. Moore <[amoore@erieco.gov](mailto:amoore@erieco.gov)>; Anil Pesaramelli <[apesaramelli@erieco.gov](mailto:apesaramelli@erieco.gov)>; John Mortellaro <[jmortellaro@erieco.gov](mailto:jmortellaro@erieco.gov)>; Dan Hoback <[dhoback@erieco.gov](mailto:dhoback@erieco.gov)>; Brandon Bell <[bbell@erieco.gov](mailto:bbell@erieco.gov)>; Emily Baer <[ebaer@erieco.gov](mailto:ebaer@erieco.gov)>; Brian O'Connor <[boconnor@erieco.gov](mailto:boconnor@erieco.gov)>; Andrew Sawusch <[asawusch@erieco.gov](mailto:asawusch@erieco.gov)>; Sherri Booth <[sbooth@erieco.gov](mailto:sbooth@erieco.gov)>; Tim Burns <[tburns@erieco.gov](mailto:tburns@erieco.gov)>; Robert Braudes <[braudes@erieco.gov](mailto:braudes@erieco.gov)>; Christopher Baham <[cbaham@erieco.gov](mailto:cbaham@erieco.gov)>; Delaney Dreckman <[ddreckman@erieco.gov](mailto:ddreckman@erieco.gov)>; Ben Hemphill <[bhemphill@erieco.gov](mailto:bhemphill@erieco.gov)>; Harry Brennan <[hbrennan@erieco.gov](mailto:hbrennan@erieco.gov)>; Dale Ulmer <[dulmer@erieco.gov](mailto:dulmer@erieco.gov)>; Julian Jacquin <[jjacquin@erieco.gov](mailto:jjacquin@erieco.gov)>; Kristin Flood <[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)>

**Subject:** Opposition to Canyon Creek PD Amendment 11 – 609 N Beshear Ct

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor Andrew Moore, Board of Trustees, Town Clerk, Erie Planning Commission, and Town Council  
Date: December 18, 2025 RE: Formal Objection to Rezoning Proposal for Emerald Development (1.8 Acre Lot)

Dear Mayor Moore and Members of the Board:

As 20-year residents of Erie living at 609 N Beshear Ct, my wife and I are writing to express our strong opposition to PD Amendment 11. Having called Erie home for two decades, we have seen our community grow and evolve, but we believe this specific rezoning is a significant mistake that undermines the residential integrity of our neighborhood.

Our property is one of those most directly impacted by this proposal, as our home shares a boundary with the parcel in question. While we generally support commercial development in Erie, it must be placed in appropriate locations.

**A History of Residential Transition** When we purchased our home, this lot was zoned for a commercial daycare. It was later changed to Medium Density Residential for six duplexes. While the increased density of the duplexes wasn't our preference, we recognized that a residential use was a compatible and appropriate fit for the neighborhood. Changing this lot to Commercial/Retail now is a step in the wrong direction for the stability of this corridor.

Our Primary Concerns:

- Unprecedented Zoning: In our 20 years here, we have seen no other example in Erie where a small, isolated commercial lot is placed directly inside an established residential stretch. From Highway 287 to the Town Center, Erie Parkway is consistently residential. This proposal would create a glaring exception that disrupts the character of the corridor.
- Proximity to Town Center: With a designated commercial hub less than half a mile away, there is no community need to "spot zone" this small parcel. Commercial growth should be concentrated in the Town Center rather than encroaching on quiet residential property lines.
- Direct Quality of Life Impacts: Because this lot is small and shares property lines with our home, the impact on our daily lives will be significant:
  - Light & Noise: Parking lot lighting and car headlights will shine directly into our bedroom windows.
  - Odors & Late Hours: Commercial tenants—particularly food service—bring smells and late-night customer traffic that are entirely incompatible with a quiet residential block.
  - Traffic: Creating a new commercial entrance for a small parking lot off Erie Parkway introduces unnecessary traffic friction and safety concerns for those of us living right next to it.
  
- Future Uncertainty: Once this is rezoned to commercial, residents have no control over what types of businesses move in.

We urge the Planning Commission and Town Council to deny PD Amendment 11 and maintain the residential integrity of the community we have called home for 20 years.

Respectfully,

Matt & Kristin Flood  
[609 N Beshear Ct](#) Erie, CO

[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)  
[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)

Project files:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=307324&repo=r-a69d230a>

**From:** Matt Flood <[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)>

**Sent:** Monday, January 26, 2026 7:18 PM

**To:** Ben Hemphill <[bhemphill@erieco.gov](mailto:bhemphill@erieco.gov)>; Council Mail <[council@erieco.gov](mailto:council@erieco.gov)>; Town Clerk <[townclerk@erieco.gov](mailto:townclerk@erieco.gov)>

**Cc:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>; Harry Brennan <[hbrennan@erieco.gov](mailto:hbrennan@erieco.gov)>; Dale Ulmer <[dulmer@erieco.gov](mailto:dulmer@erieco.gov)>; Julian Jacquin <[jjacquin@erieco.gov](mailto:jjacquin@erieco.gov)>; Kristin Flood <[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)>; Ryan Durfey <[rdurfey@gmail.com](mailto:rdurfey@gmail.com)>

**Subject:** URGENT: Formal Objection to Canyon Creek PD Amendment 11 – Jan 27 Meeting

**To the Erie Board of Trustees and Town Administration,**

In light of the unexpected addition of Canyon Creek PD Amendment No. 11 to tomorrow's agenda, please accept this as a formal renewal of my objection. This email, combined with my previous submission, outlines my continued opposition to changing the zoning of this residential parcel to Commercial.

**I have been a resident at my property since 2005.** Over the last 20 years, I have seen Erie grow and change, and I have always trusted the Town's zoning maps to provide a predictable future for our neighborhoods. This sudden proposed shift threatens that stability.

**Procedural Concerns & Communication Failure**

I am deeply concerned by the lack of transparent communication regarding this agenda item. I attended the Planning Commission meeting on January 7, 2026, where it was my clear understanding—and that of my neighbors—that this item (2026-1) was continued to a date certain of **February 18, 2026**.

The Planning Commission did not vote to move this forward to the Trustees at that time. Per the [January 7 Meeting Minutes](#), Commissioner Sawusch moved to continue the item to February 18. Placing this on tomorrow's Trustee agenda feels like an attempt to bypass the Planning Commission's review process and the public's opportunity to evaluate the proposed changes.

**Lack of Precedent**

This property is small, isolated, and situated directly within a residential neighborhood. After reviewing the current Erie Zoning Map, I cannot find a single precedent for a commercial parcel of this nature that lacks a significant buffer or road divider from residential homes. At the previous meeting, Town Administration was unable to provide a similar example. This change would represent a radical departure from Erie's established planning standards.

**Economic Redundancy & Town Center Impact**

The proposed "Neighborhood Commercial" use is redundant. We are in immediate proximity to the new Town Center, which is designed specifically to be the walkable commercial hub for our community.

- **Conflict of Interest:** Will a new commercial area here cannibalize the sales and leasing efforts of the Town Center?
- **Lack of Specificity:** The developer has failed to articulate what specific businesses would be viable here that aren't already slated for Town Center.

### **Infrastructure & Safety Concerns**

- **Traffic & Pedestrian Safety:** With only one entrance/exit near an active intersection, I am concerned about the influx of commercial traffic. This corridor is a primary walking route for students attending Red Hawk Elementary.
- **Parking Imbalance:** The proposal for 86 spots is at odds with the "walkable" designation. If parking is reduced to encourage walking, the businesses may fail; if it is kept at 86, it creates a massive paved footprint and traffic congestion in a residential zone.

### **Long-Term Protections**

While I appreciate the suggestion of restrictions on the parcel by the planning and zoning board, this process has shown how easily zoning can be altered. If the town can move from Residential to Commercial this abruptly, we have no confidence that current "restrictions" won't be stripped away in the future without adequate notice to homeowners.

### **Conclusion**

The developer noted they cannot make a profit on the property as residential. However, the property was purchased as a residential parcel with 12 approved duplexes. The burden of a developer's financial miscalculation should not fall on the local homeowners in the form of decreased property values and compromised safety.

I request that the Trustees remand this item back to the Planning Commission for the February 18 meeting as originally stated, or deny the rezoning request entirely.

Respectfully,

Matt and Kristin Flood  
609 N Beshear Ct., Erie, CO  
303-895-4197

---

**From:** Paula Martin <[martinpaula101@gmail.com](mailto:martinpaula101@gmail.com)>  
**Sent:** Wednesday, February 18, 2026 3:02 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Cc:** Town Clerk <[townclerk@erieco.gov](mailto:townclerk@erieco.gov)>  
**Subject:** Public Comments on Canyon Creek Amendment 11 Agenda for Tonight's Meeting

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission:

I am writing as the adjacent property owner at 688 Mathews Circle regarding the proposed commercial designation/concept for the Canyon Creek Planned Development Amendment Number 11. The parcel located on the southeast corner of Erie Parkway and Meller.

Please include this correspondence in the official public record for this application and tonight's Planning Commission proceedings. Based on the information currently available, I did not believe our concerns could be aptly addressed with a couple of minutes of public commentary. The proposal appears conceptual and lacks definition of specific commercial use and plans. Without clarity regarding the intended use, hours of operation, traffic volume,

lighting design, buffering, and access configuration, it is difficult for adjacent residents to meaningfully evaluate compatibility with existing residential properties.

In particular, I request clarification on:

- From what we know of the proposed usage, it is entirely incongruent with the surrounding neighborhoods.
- The specific zoning designation currently applied to the parcel and the date it was adopted.
- Ambiguity about the previous meetings in December and February that were canceled. Whether all required public notice procedures were followed in connection with any zoning or designation changes.
- How compatibility with adjacent residential properties is being evaluated at this stage without a defined use and comprehensive site plan.
- How potential impacts related to traffic, (especially at night), vehicle headlight glare from the proposed entrance orientation, security lighting, noise, and on-site activity will be assessed and mitigated.

### **Residential Compatibility**

Given the proximity of the proposed commercial access point to existing homes, I am especially concerned about lighting spillover, headlight glare, and late-night activity affecting residential livability and neighborhood character.

The proximity and orientation of undefined commercial use directly adjacent to established residential properties raises concerns about adverse impacts to neighboring properties, including diminished residential desirability and compatibility, which impacts property value.

Erie has a reputation for its peace, thoughtfulness, and safety. It is superior in this, primary, regard. Development with a strong residential character and emphasis on neighborhood compatibility are distinguishing characteristics. It is important that any commercial designation adjacent to existing homes maintain appropriate scale, buffering, lighting control, and traffic mitigation to preserve established residential conditions.

### **Meeting Timelines**

Additionally, I would appreciate clarification regarding the meeting timeline for this project, including prior canceled meetings and any neighborhood meeting that may have occurred, as I was not aware of it. I would like to ensure that affected residents are provided consistent and meaningful opportunity to participate in the review process.

### **Traffic and Safety**

Given recent serious and fatal traffic incidents along Erie Parkway and nearby intersections — including multiple accidents reported on the news just this past weekend — it is essential that roadway safety conditions be carefully evaluated before additional commercial access points are approved. I respectfully request that a comprehensive traffic impact study be conducted that evaluates cumulative traffic impacts, ingress and egress safety, turning movements, pedestrian and scooter traffic, sight distance, and nighttime visibility conditions. The safety of existing residents must be a primary consideration.

The orientation of the proposed entrance toward existing homes raises additional concerns regarding vehicle headlight glare, nighttime traffic activity, and potential congestion impacts on nearby residential streets.

### **Drainage and Stormwater**

There is an existing drainage channel between my property and the neighboring parcel to the north that borders the subject site. Several nearby homes have experienced foundation and driveway issues attributed to water and drainage patterns in this area. Any review should include detailed stormwater analysis and grading plans to ensure that runoff is not redirected or intensified toward adjacent residential properties and that downstream impacts are fully mitigated.

### **Environmental Impacts**

I also request clarification regarding existing vegetation and tree preservation on the subject property. Mature trees and established landscaping serve as important environmental and visual buffers between commercial and residential uses, contributing to stormwater absorption, shading, and mitigation of light and noise impacts. These trees also provide habitat and roosting areas for raptors frequently observed in the immediate area, including great horned owls, Cooper's hawks, red-tailed hawks, and bald eagles. As surrounding development has reduced localized habitat, preservation of remaining mature

trees and vegetation becomes increasingly significant. Any future review should clearly identify which trees will be preserved, what mitigation or replacement standards will apply, and how landscaping and buffering will be designed to minimize habitat loss while protecting adjacent residential properties. The raptors are a part of the town character that attracts and retains residents.

Kind regards,

Paula Martin