

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, March 15, 2017**

**6:30 PM**

**Council Chambers**

**Planning Commission**

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG**

Chairman Bottenhorn called the March 15, 2017 Planning Commission Meeting to order at 6:32pm.

**II. ROLL CALL**

Roll Call:

Commissioner Gippe - present  
Commissioner Zuniga - present  
Commissioner Harrison - absent  
Commissioner Fraser - present  
Commissioner Campbell - present  
Commissioner Hedahl - present  
Chairman Bottenhorn - present

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the agenda of the March 15, 2017 Planning Commission Meeting. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[17-119](#) Minutes of the March 1, 2017 Planning Commission Meeting

**Attachments:** [3-1-2017 PC Draft Meeting Minutes](#)

Commissioner Gippe moved to approve the minutes of the March 1, 2017 Planning Commission Meeting. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

There were no Public Comments taken.

**VI. PROCLAMATIONS AND PRESENTATIONS**

There were no Proclamations or Presentations scheduled.

**VII. RESOLUTIONS**

[17-123](#) PUBLIC HEARING: Wise Farms Zoning Map, Rezoning

**Attachments:** [17-123 Staff Memo Wise Farms Rezoning](#)  
[17-123 Resolution Wise Farms Rezoning](#)  
[17-123 Application Materials Wise Farms Rezoning](#)

[17-124](#) PUBLIC HEARING: Wise Farms PUD Zoning

- Attachments:** [17-124 Staff Memo Wise Farms PUD](#)  
[17-124 Resolution Wise Farms PUD](#)  
[17-124 Application Materials Wise Farms PUD](#)

**17-125** PUBLIC HEARING: Wise Farms Preliminary Plat

- Attachments:** [17-125 Staff Memo Wise Farms Preliminary Plat](#)  
[17-125 Resolution Wise Farms Preliminary Plat](#)  
[17-125 Application Materials Wise Farms Preliminary Plat](#)  
[17-125 Development Reports](#)  
[17-125 Referrals Wise Farms Preliminary Plat](#)  
[17-125 Public Comment Wise Farms Preliminary Plat](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item No. 17-123, Agenda Item No. 17-124 and Agenda Item No. 17-125 at 6:33pm.

Hannah Hippely, Senior Planner, presented the Wise Farms Zoning Map and Rezoning, PUD Zoning and Preliminary Plat.

Chairman Bottenhorn asked that all those wishing to give testimony on tonight's Public Hearing raise their hand to be sworn in at 6:51pm.

The applicant, Jim Dullea, also gave a presentation and provided follow up information regarding the Wise Property.

Chairman Bottenhorn opened up the meeting to Public Comment at 7:07pm.

Public Comment was taken from the following:

- Kit Wagner - 11810 & 11826 Jasper Road, Erie
- Jerry Heim - 11711 Billings Avenue, Lafayette
- Rebecca Waugh - 515 Front Street, Louisville
- Brian Carlson - 4100 N. 119th Street, Lafayette
- Carl Volz - 11587 Jasper Road, Erie
- Mary Volz - 11587 Jasper Road, Erie
- Nancy Pugh - 12234 Jay Road, Erie
- Rex Meeker - 11375 Jasper Road, Erie
- Dennis Nowak - 11577 Billings Avenue, Lafayette
- David Brown - 11848 Billings Avenue, Lafayette
- Elizabeth Landen - 4113 N. 109th Street, Erie
- James Elke - 4038 N. 119th Street, Lafayette
- Aaron Levey - 906 Weston Circle, Erie
- Robin Phillips - 11843 Billings Avenue, Lafayette
- Jenny Elke - 4038 N. 119th Street, Lafayette
- Tanya Dollhouse - 11775 Billings Avenue, Lafayette

Public comments consisted of concern for the rezoning and maintaining consistency of the area, adverse impact on other properties, historical resources, traffic issues, water concerns, and maintaining quality and longevity. Several individuals mentioned that they are not against development but they would like to see the area remain rural.

As public comment ended, Commissioner Bottenhorn called for a break at 7:48pm.

Commissioner Bottenhorn reconvened the meeting at 7:54pm.

Once questions/comments were answered and heard from the Commissioners, Chairman Bottenhorn closed the Public Hearing at 8:57pm.

**Agenda Item No. 17-123 PUBLIC HEARING: Wise Farms Zoning Map, Rezoning**  
Commissioner Fraser moved to approve Agenda Item No. 17-123, Resolution P17-05. The motion, seconded by Commissioner Campbell, carried with all voting in favor with the exception of Commissioners Gippe and Hedahl who voted no.

**Agenda Item No. 17-124 PUBLIC HEARING: Wise Farms PUD Zoning**  
Commissioner Fraser moved to approve Agenda Item No. 17-124, Resolution P17-06. The motion, seconded by Commissioner Campbell, carried with all voting in favor with the exception of Commissioners Gippe and Hedahl who voted no.

**Agenda Item No. 17-125 PUBLIC HEARING: Wise Farms Preliminary Plat**  
Commissioner Fraser moved to approve Agenda Item No. 17-125, Resolution P17-07. The motion, seconded by Commissioner Campbell, carried with all voting in favor with the exception of Commissioners Gippe and Hedahl who voted no.

#### **VIII. GENERAL BUSINESS**

There were no General Business items scheduled.

#### **IX. STAFF REPORTS**

Staff has nothing new to report tonight.

#### **X. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

There are no Commissioner reports or discussion items.

#### **XI. ADJOURNMENT**

Chairman Bottenhorn adjourned the March 15, 2017 Planning Commission meeting at 9:09pm.