

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, September 4, 2019

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the September 4, 2019 Planning Commission Meeting to order at 6:32pm.

II. ROLL CALL

Roll Call:

- Commissioner Witt - present
- Commissioner Fraser - present
- Commissioner Ames - present
- Commissioner Zuniga - absent/excused
- Commissioner Hedahl - present
- Vice Chairman Harrison - present
- Chairman Bottenhorn - present

III. APPROVAL OF THE AGENDA

Planning Manager/Deputy Director of Planning & Development, Deborah Bachelder informed the Commission that the Town Attorney informed the Planning Staff that the Town is going in a new direction on the approval of Comprehensive Plan Amendments. The Comprehensive Plan would be approved as part of the Rezoning application and an annual map amendment would be completed each year. Therefore, agenda item #19-414 would be pulled from tonight's agenda.

Commissioner Hedahl moved to approve the amended agenda of the September 4, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Ames, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[19-413](#) August 21, 2019 Planning Commission Meeting Minutes

Attachments: [8-21-2019 PC Meeting Minutes](#)

Commissioner Hedahl moved to approve the meeting minutes of the August 21, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

No Public Comments.

VI. RESOLUTIONS

[19-414](#) A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve an Amendment with a Condition to the 2015 Town of Erie Comprehensive Plan.

The property is located south of Erie Parkway and west of Briggs Street and is located within the Erie Commons Subdivision. The land use application requested for consideration is a Comprehensive Plan

Amendment for Lot 1, Block 5 Erie Commons Filing No. 4. Specifically, the applicant is requesting changing the Comprehensive Plan designation on a portion of the subject site from Community Commercial (CC) to Medium Density Residential (MDR).

- Attachments:** [a. Staff Memo](#)
[b. Resolution No. P19-23 Comprehensive Plan Amendment](#)
[c. Comprehensive Plan narrative & map](#)
[d. Applicant Materials](#)
[e. Referral Comments](#)

This agenda item has been pulled from the September 4, 2019 Planning Commission Meeting Agenda.

[19-415](#)

A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve with a Condition the Erie Commons Planned Development Amendment No. 9.

The property is located south of Erie Parkway and west of Briggs Street and is located within the Erie Commons Subdivision. The land use application requested for consideration is a Planned Development (PD) Amendment for Lot 1, Block 5 Erie Commons Filing No. 4. Specifically, the applicant is requesting amending the Erie Commons Planned Development (PD) designation on a portion of the subject site to: 1) Add several definitions, 2) Reduce the size of Planning Area B-4A for commercial uses as already allowed within the PD, 3) Create Planning Area B-7 to add a new Mid-Town Residential designation. Planning Area B-7 would accommodate 160 units consisting of townhomes and duplexes, and 4) Add density ranges, target units, and lot dimensional standards (lot size and setbacks) for the new Mid-Town Residential planning area.

- Attachments:** [a. Staff Memo](#)
[b. Resolution P19-24 PD Amendment](#)
[c. PD Map & Development Guide Amendment](#)
[d. Applicant Materials](#)

Chairman Harrison opened the Public Hearing for Agenda Item 19-415 at 6:33pm.

Senior Planner, Chris LaRue, gave a presentation to the Commission on this agenda item and Resolution.

The applicant, Jon Lee, Community Development Group had no presentation but was available for questions.

No public comment was taken during this Public Hearing.

Chairman Bottenhorn brought it back to the Commission for questions/comments of staff and the applicant.

Some questions/comments included the following:

- plan for the back parcel B5A
- plan to regain the commercial development back
- undermining of parcel B7
- depth of the lot from Erie Parkway to Residential
- concern for the loss of commercial sites/future development
- 3ft. interior side setbacks (encroachment allowance)
- stair encroachment/height restriction
- lease payments for commercial use
- builder interest
- traffic counts
- potential loss of future tax revenue
- attainability/costs for commercial uses/sites
- verified number of density needed to attain commercial
- residential price point
- commercial interest
- commercial is important to attain
- poor planning re: commercial

Vice Chairman Harrison moved to approve agenda item 19-415 (Resolution P19-24). The motion, seconded by Commissioner Witt, carried with the following vote: Commissioners Witt, Ames, Hedahl, Vice Chairman Harrison and Chairman Bottenhorn - yes; Commissioner Fraser - no.

VII. STAFF REPORTS

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development noted that there will be a Planning Commission Meeting on September 18, 2019. She will be out of Town but Planning & Development Director, Fred Starr will be filling in.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

No Commissioner Reports.

IX. ADJOURNMENT

Chairman Bottenhorn adjourned the September 4, 2019 Planning Commission Meeting at 7:21pm.