

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## Meeting Minutes

**Wednesday, September 6, 2023**

**6:30 PM**

**In Person Meeting**

**Virtual Link for Viewing & Public Comment Only:**

**Council Chambers**  
<https://bit.ly/6Sept23PCMtg>

**Planning Commission**

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

Vice Chair Burns opened the September 6, 2023 Planning Commission Meeting at 6:30pm.

**II. ROLL CALL**

Roll Call:

- Commissioner Braudes - present
- Commissioner Dreckman - present
- Commissioner Baham - present
- Commissioner Laws - present
- Commissioner Booth - present
- Commissioner Hemphill - present
- Vice Chair Burns - present

A quorum was present.

**III. APPROVAL OF THE AGENDA**

Commissioner Braudes moved to approve the agenda of the September 6, 2023 Planning Commission Meeting. The motion, seconded by Commissioner Booth, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Laws - yes
- Commissioner Booth - yes
- Commissioner Hemphill - yes
- Vice Chair Burns - yes

Motion passes unanimously.

**IV. APPROVAL OF MINUTES**

[23-405](#)

Approval of the Aug. 9, 2023 Special Meeting of the Planning Commission Meeting Minutes

**Attachments:** [08.09.2023 Meeting Minutes](#)

Commissioner Booth moved to approve the meeting minutes of the August 9, 2023 Special Meeting of the Planning Commission. The motion, seconded by Commissioner Laws, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Laws - yes
- Commissioner Booth - yes
- Commissioner Hemphill - yes
- Vice Chair Burns - yes

Motion passes unanimously.

**V. PUBLIC COMMENTS**

No public comments were taken.

**VI. GENERAL BUSINESS**

[23-43](#)

Election of Chair and Vice Chair of the Planning Commission

Vice Chair Burns announced Agenda Item 23-43: Election of Chair and Vice Chair of the Planning Commission.

Lisa Ritchie, Planning Manager, noted the steps for the election process of the Chair and Vice Chair to the Commissioners.

Commissioner Hemphill asked for clarification on the Vice Chair automatically being moved to Vice Chair. Ms. Ritchie stated that it would be best to vote on the seats.

Vice Chair Burns asked if there was a motion to nominate a Chair of the Planning Commission.

Commissioner Laws moved to nominate Vice Chair Burns as Chair of the Commission. The motion, seconded by Commissioner Braudes, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Laws - yes
- Commissioner Booth - yes
- Commissioner Hemphill - yes
- Vice Chair Burns - yes

Motion passes unanimously with Vice Chair Burns elected to the position of Chair.

Chair Burns asked is there was a motion to nominate a Vice Chair.

Commissioner Laws moved to open discussion on the issue as many of the Commissioners are new and it would be beneficial to discuss with the group.

Commissioner Dreckman asked if Commissioner Laws would be open to being nominated as Vice Chair as she would like to nominate him.

Commissioner Laws confirmed his interest.

Commissioner Dreckman asked if anyone else had an interest in the seat. There was no other interest from the Commission.

Commissioner Hemphill moved to nominate Commissioner Laws as Vice Chair. The motion, seconded by Commissioner Dreckman, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Laws - yes
- Commissioner Booth - yes

Commissioner Hemphill - yes  
Chair Burns - yes

Motion passes unanimously with Commissioner Laws elected to the position of Vice Chair.

[23-432](#)

PUBLIC HEARING: A Resolution of Planning Commission of the Town of Erie Recommending Approval of the Parkdale North Planned Development (PD) Rezoning

**Attachments:**

[Staff Report](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[PC Resolution P23-08](#)

[Proposed Parkdale North PD-DP](#)

[Application and Written Narrative](#)

[Additional Application Materials](#)

[DRT Referral Comments](#)

[Neighborhood Meeting Notice and Summary](#)

[PC Public Notice Postings](#)

Chair Burns announced Agenda Item 23-432: A Public Hearing for a Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Parkdale North Planned Development (PD) Rezoning.

Chair Burns opened the public hearing at 6:41pm and turned it over to staff.

Harry Brennan, Senior Planner provided a presentation to the Commission on the agenda item.

The applicant, John Prestwich, PCS Group, also provided a presentation to the Commission.

Chair Burns asked if there was anyone online or in the audience for public comment.

Public comment was taken from Andrea Marinucci, 670 Grenville Circle, Erie, CO. Her questions/comments included traffic concerns, roads, speed limits, additional traffic lights, and what the developers are doing to make it a safer area.

Chair closed the public comment portion of the public hearing at 7:03pm.

Chair brought it back to the Commission for questions and/or comments.

Some questions/comments included the following topics:

- Public meeting notes/attendance
- UDC - Planning Area 3/Live Work in Light Industrial clarification
- Access to the school area/crossing walk at Arapahoe Rd
- Temporary uses clarification
- Park infrastructure
- DRT comments - Will those recommendations have to be met prior to Board of Trustees vote or presentation to Board of Trustees?

- Redlines addressed?
- Traffic study
- Pre-plat/traffic study review clarification
- Intent for primary through lane
- Coal Creek Boulevard intersection/access point
- Triangular piece - commercial/high density will that need to be decided PrePlat?
- Large radius turns/rate of speed
- Abandoned & plugged wells in the area
- Clarification - page 5 of staff presentation are the lines mis-drawn? Are the purple lines included in this agenda item?
- Is that Planning Area 3 in the purple eye or within the dotted lines?
- Cash in lieu for Compass park and funding
- Parkdale open space
- Pocket parks clarification
- Page 4 of applicant's presentation - the property not being added - Will it be some type of greenway to the East?
- Trail connection clarification
- Trail connections will be maintained?
- School type
- Traffic study - If Coal Creek Boulevard moves north, will that move to Planning Area 3 depending on how that's moved?

Chair Burns closed the public hearing at 7:24pm.

Chair Burns opened it up for deliberation and final comments.

Commissioner Dreckman moved to approve Agenda Item 23-432/Resolution P22-08 based on the staff report and the consistency of the Town of Erie's Comprehensive Plan. The motion, seconded by Commissioner Baham, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Booth - yes
- Commissioner Hemphill - yes
- Vice Chair Laws - yes
- Chair Burns - yes

Motion pass unanimously.

## **VII. STAFF REPORTS**

Lisa Ritchie, Planning Manager welcomed the new Commissioners as well as the 3 existing Commissioners.

Ms. Ritchie noted that there were no agenda items planned for the next Planning Commission meeting and recommended cancelling the September 20, 2023 Meeting.

Chair Burns asked when the Planning Commission Meeting training would occur.

Ms. Ritchie noted that Sam Light with CIRSA would conduct training on October 4, 2023 and in addition, MJ Adams would conduct an Affordable Housing update the same evening.

Commissioner Braudes noted an issue he read regarding water rights and thought the Public Works Department could provide a presentation on the state of the town's water rights. Ms. Ritchie noted that in the future we could discuss this matter through the Comprehensive Plan process.

Ms. Ritchie also clarified the PAC and the regular, as well as the alternate, for this meeting. Commissioner Booth is the regular attendee and she gave an update on how these meetings are run and what is discussed.

Commissioner Dreckman asked what Commissioner Booth's recommendation would be on the PAC. Ms. Ritchie noted that Commissioner Braudes and Commissioner Hemphill had been on these Town committees and noted the alternate options.

Commissioner Dreckman asked for clarification on how the alternate(s) could serve.

Chair Burns gave an update on how the Commission receives information from the PAC as Commissioner Booth provides updates to the Commission.

Commissioner Booth would like to stay as the primary on PAC. Commissioner Baham will serve as the alternate.

Town Attorney Austin P. Flanagan introduced himself as well as his colleague, Kunal Parikh.

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

Chair Burns noted next Tuesday that he would be at the Sisoux Sisterhoods Annual State of the Town Meeting. It is a group of Erie women owned businesses and he will be in attendance. Mayor Brooks will also be in attendance.

In addition, Chair Burns will be presenting the Planning Commission Bi-annual report to the Board.

#### **IX. ADJOURNMENT**

Chair Burns adjourned the September 6, 2023 Planning Commission Meeting at 7:37pm.