

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, April 2, 2025

6:30 PM

In Person Meeting

To View Meeting Virtually on Zoom: <https://bit.ly/2April25PCMtg>
Council Chambers
To Sign Up for Public Comment: www.erieco.gov/PublicComment

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Burns called the April 2, 2025 Planning Commission Meeting to order at 6:32 p.m.

II. ROLL CALL

Roll Call:

Commissioner Booth - present
Commissioner Sawusch - present
Commissioner Dreckman – absent excused
Commissioner Braudes - present
Commissioner Baham - present
Vice Chair Hemphill - present
Chair Burns - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Braudes moved to approve the agenda of the April 2, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Booth, carried with the following roll call vote:

Commissioner Booth - yes
Commissioner Sawusch - yes
Commissioner Braudes - yes
Commissioner Baham - yes
Vice Chair Hemphill - yes
Chair Burns - yes

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[25-216](#)

Approval of the March 19, 2025 Planning Commission Meeting Minutes

Attachments: [March 19, 2025 Planning Commission Meeting Minutes](#)

Vice Chair Hemphill moved to amend the March 19, 2025 Meeting Minutes by relocating the consideration of Commissioner Dreckman's extended excused absence from Section VIII, Commissioner Reports, to Section VI, General Business. The motion, seconded by Commissioner Braudes, carried with the following roll call vote:

Commissioner Booth - yes
Commissioner Sawusch - yes
Commissioner Braudes - yes
Commissioner Baham - yes
Vice Chair Hemphill - yes
Chair Burns - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

No public comment was taken.

VI. GENERAL BUSINESS

25-184

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the I-25 Gateway South Planned Development - Development Plan (PD-DP)

Attachments: [PC Resolution P25-03](#)

[Staff Report](#)

[Staff Presentation](#)

[PD-DP Development Standards](#)

[Application](#)

[Additional Application Materials](#)

[Neighborhood Meeting Summary](#)

[DRT Comments](#)

[Public Hearing Notices](#)

[Public Hearing Notices Part 2](#)

Chair Burns announced Agenda Item 25-184: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the I-25 Gateway South Planned Development – Development Plan (PD-DP)

Chair Burns opened the Public Hearing at 6:36 p.m.

At that time, Commissioner Hemphill announced that it has come to the Planning Commission's attention that Agenda Item 25-184 is missing the material necessary for the Public Hearing procedure as determined by the Town's legal counsel. Commissioner Hemphill asked for a Staff recommendation.

Town Attorney, Kunal Parikh, recommended a Continuation of Item 25-184 to a date certain to allow for the submittal of additional application material that is necessary for the Public Hearing procedure.

Commissioner Hemphill moved to Continue Agenda Item 25-184, A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the I-25 Gateway South Planned Development – Development Plan (PD-DP), until a date certain of May 7, 2025, the regularly scheduled Planning Commission meeting. The motion, seconded by Commissioner Booth, carried with the following roll call vote:

Commissioner Booth - yes

Commissioner Sawusch - yes

Commissioner Braudes - yes

Commissioner Baham - yes

Vice Chair Hemphill - yes

Chair Burns - yes

Motion passes unanimously.

Chair Burns closed the Public Hearing at 6:39 p.m.

VII. STAFF REPORTS

Staff had nothing to report.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Baham discussed the following:

- Discussion over the recommendation by the Town's legal counsel to Continue Agenda Item 25-184, A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the I-25 Gateway South Planned Development – Development Plan (PD-DP).

Commissioner Sawusch discussed the following:

- Commissioner Sawusch introduced himself as the new Planning Commission member.

Commissioner Booth discussed the following:

- Welcomed Commissioner Sawusch to the Planning Commission.
- Congratulated Chair Burns on a job well done for presenting the Commission's Bi-annual Report to Town Council.
- Discussion about the next Planning Commission meeting scheduled for April 16, 2025.

Commissioner Hemphill discussed the following:

- The quorum situation considering Commissioner Dreckman's extended leave of absence.
- An appreciation for Staff and their efforts to adjust to the recent changes to tonight's meeting agenda.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the April 2, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Baham, carried with all voting in favor thereof.

Chair Burns adjourned the April 2, 2025 Planning Commission Meeting at 6:46 p.m.