

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, May 15, 2019**

**6:30 PM**

**Council Chambers**

**Planning Commission**

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

Chairman Bottenhorn called the May 15, 2019 Planning Commission Meeting to order at 6:34pm.

**II. ROLL CALL**

Roll Call:

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

**III. APPROVAL OF THE AGENDA**

Commissioner Zuniga moved to approve the Agenda of the May 15, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[19-197](#) Approval of the April 3, 2019 Planning Commission Meeting Minutes

**Attachments:** [4-3-2019 PC Meeting Minutes](#)

Commissioner Witt moved to approve the Minutes of the April 3, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

No Public Comments.

**VI. RESOLUTIONS**

[19-160](#)

Public Hearing:

1. Planned Unit Development (PUD)  
Resolution P19-09: A Resolution Of The Planning Commission Of The Town Of Erie Recommending Approval Of The Compass Filing No. 4 Planned Unit Development Zoning Map.
2. Site Plan  
Resolution P19-10: A Resolution Of The Planning Commission Of The Town Of Erie Approving A Site Plan For Compass Filing No. 4.

- Attachments:** [a. Staff Memo](#)  
[b. Resolution P19-09](#)  
[c. Resolution P19-10](#)  
[d. PUD Zoning Map](#)  
[e. Compass 4 Site Plan](#)  
[g. PUD Application Materials](#)  
[h. Site Plan Application Materials](#)  
[i. Neighborhood Mtg Summary Letter 2019-04-02](#)

Chairman Bottenhorn opened the Public Hearing at 6:36pm.

Hannah Hippely, Senior Planner, gave a presentation to the Commission on this agenda item.

Chairman Bottenhorn administered an Oath for those wishing to speak on this agenda item.

The applicant, John Prestwich of PCS Group provided additional history and background information to the Commission.

Comment was taken from the following person:  
Aaron Harber, 2500 N. 119th Street, Lafayette, CO 80026

Items of concern included:

- trespassing onto adjacent private property
- fencing along adjacent property
- installation of a sign exiting Compass property
- concern of farming operations
- wildlife concerns
- street that dead ends from one property to another
- concrete cement path

Chairman Bottenhorn brought it back to the Commission for questions/comments.

Commissioner questions/comments included:

- setbacks
- exemptions from setbacks
- open space and connections
- price point
- fencing responsibility
- alley width
- early visions for property
- communication on fencing with adjacent property owner
- developer to work with adjacent property owner

Commissioner Witt moved to approve Resolution P19-09. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

Commissioner Zuniga moved to approve Resolution P19-10. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

Chairman Bottenhorn closed the Public Hearing at 7:06pm.

## VII. GENERAL BUSINESS

[19-239](#)

Review and comment of the Canyon Creek Filing No. 7 & 8 Sketch Plan application for 109 single-family lots and 88 duplex lots south of the RTD railroad right-of-way and north of where Jasper Road dead ends.

- Attachments:** [a. Staff Memo](#)  
[b. Staff & Agency Review Comments](#)  
[c. Sketch Plan Exhibits](#)  
[d. Applicant Materials](#)

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

The applicant, Roger Hollard from the Stratus Companies gave a brief introduction of who they are and who the builder would be for this property.

Karen Henry of Henry Design Group, provided additional background information on this agenda item to the Commission.

Chairman Bottenhorn brought it back to the Commission for questions/comments. Commissioner questions/comments included:

- WAPA easement north of the ditch
- ditch to remain open or underground
- crossing of railroad right-of-way
- ditch access road
- fencing around ditch
- Jay/Jasper Road
- traffic study
- school district (Red Hawk or Erie Elementary)
- road access through neighborhood
- RTD land - Rails to Trails
- Spine Trail connection

## VIII. STAFF REPORTS

Deborah Bachelder, Deputy Director of Planning & Development/Planning Manager, stated the Erie Farmers Market begins tomorrow. The Erie Farmers Market is held on Thursdays in Old Town. The Town Fair is this Saturday from 10am to 4pm. There will be a concert in the park in the evening with fireworks. This year, hot air balloons will launch on Friday and Sunday at the Colorado National Golf Course.

## IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Zuniga stated she had accepted a position with the City of Loveland as a Park Planner.

## X. ADJOURNMENT

Chairman Bottenhorn adjourned the May 15, 2019 Planning Commission Meeting at 7:33pm.