

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, April 16, 2025

6:30 PM

In Person Meeting

To View Meeting Virtually on Zoom: <https://bit.ly/16April25PCMtg>
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 16, 2025 Planning Commission Meeting to order at 6:30 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 Booth moved to approve the agenda of the April 16, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Sawusch, 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

[25-237](#)

Approval of the April 2, 2025 Planning Commission Meeting Minutes

Attachments: [April 2, 2025 Planning Commission Meeting Minutes](#)

Commissioner Braudes moved to approve the minutes of the April 2, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Sawusch, 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

Public comment was taken from the following:

Samuel Badger, a Town of Erie resident, gave comment on the following:

- Park dedication requirements as they relate to the Parkdale development/community and the Compass Park neighborhood.
- Parkdale Metro District 1 and the allocation of cash in lieu of park dedication.
- Quantity and types of parks within Parkdale having limited uses.
- Payment of costs associated with the parks.
- Rising home prices and the cost of living in the neighborhood.
- Equitable investment in parklands within the Parkdale community.

VI. GENERAL BUSINESS

[25-231](#)

A Resolution of the Planning Commission of the Town of Erie Finding that the Erie Town Center Urban Renewal Plan is in Conformance with the Town of Erie Comprehensive Plan

Attachments: [Resolution P25-04](#)

[Erie Town Center URA Urban Renewal Plan 11.25.2024](#)

[Planning Commission Notice](#)

[Presentation](#)

Chair Burns announced Agenda Item 25-231: A Resolution of the Planning Commission of the Town of Erie Finding that the Erie Town Center Urban Renewal Plan is in Conformance with the Town of Erie Comprehensive Plan.

Chair Burns opened the consideration of Item 25-231 at 6:36 p.m. and turned it over to staff.

Julian Jacquin, Director of Economic Development and TOE URA, gave a presentation to the Commission on the agenda item.

Chair Burns brought it back to the Commission for any questions/comments of staff.

Some questions/comments included the following:

- The Town Center Urban Renewal Plan (URA plan) financing, specifically Tax Increment Financing (TIF).
- Project assumptions in the Impact Report including levy situations/amounts for stakeholders through Intergovernmental Agreements (IGAs).
- Costs and financing for mitigation of undermining.
- Factors when determining blight for URA purposes.
- Situation regarding neighboring properties to the project area.
- Development and Occupancy of proposed commercial properties/buildings.
- Implication of having a ditch located within the project area.
- Possibility of changes to the existing conceptual project design.
- Amount of parking and the parking areas to include the possibility of using pervious material.
- Goal of Comprehensive Plan and the importance of a Performing Arts/Event Center serving as a space for Civic Use.
- Evident public support for the Performing Arts Center.
- Age of the value estimation for built-out construction and construction costs over time.
- Possibility of TIF increase.
- Approval Criteria and how it relates to the Comprehensive Plan.
- The Commission thanked staff for an excellent presentation.

Commissioner Braudes moved to approve Agenda Item 25-231: A Resolution of the Planning Commission of the Town of Erie Finding that the Erie Town Center Urban Renewal Plan is in Conformance with the Town of Erie Comprehensive Plan.

The motion, seconded by Vice Chair Hemphill, 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.

VII. STAFF REPORTS

Kelly Driscoll, Planning Manager, reported on the following:

- May 7, 2025 Planning Commission meeting agenda and the situation regarding Continuance and Withdrawal of the application for I-25 Gateway South Planned Development – Development Plan (PD-DP).

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Sawusch reported on the following:

- Saturday April 26, 2025 is Arbor Day/Earth Day from 10:00 a.m. – 1:00 p.m. at the Erie Community Park with a back-up location of the Erie Community Library.
- Possibility of the Commission receiving UDC amendment agenda item materials early to allow more time to review.

Vice Chair Hemphill reported on the following:

- Town Clean-up Day for unwanted items on May 3, 2025. The Town website has a map of the layout for the event.
- Policy/Rules for removal of Land Use Application notification signs from subject properties, and the Code requirements for providing notification sign posting for certain Land Use Applications.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the April 16, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Braudes, carried with all voting in favor thereof.

Chair Burns adjourned the April 16, 2025 Planning Commission Meeting at 7:31p.m.