

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, October 18, 2017**

**6:30 PM**

**Council Chambers**

**Planning Commission**

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

Chairman Bottenhorn called the October 18, 2017 Planning Commission Meeting to order at 6:30pm.

**II. ROLL CALL**

Roll Call:

- Commissioner Campbell - present
- Commissioner Fraser - present
- Commissioner Gippe - present
- Commissioner Harrison - present
- Commissioner Hedahl - present
- Commissioner Zuniga - present
- Chairman Bottenhorn - present

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the October 18, 2017 Planning Commission meeting agenda. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[17-346](#) Approval of the September 6, 2017 Planning Commission Meeting Minutes

*Attachments:* [09-06-2017 PC Meeting Minutes](#)

Commissioner Campbell moved to approve the minutes of the September 6, 2017 Planning Commission meeting. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

There were no public comments taken.

**VI. RESOLUTIONS**

There were no Resolutions scheduled.

**VII. GENERAL BUSINESS**

[17-380](#) A Sketch Plan Review Of The Schmidt Subdivision

- Attachments:*
- [A Staff Memo](#)
  - [B Sketch Plan](#)
  - [C Applicant Materials](#)

Todd Bjerkaas, Director of Planning & Development, presented the The Schmidt Property Sketch Plan to the Commission. The property is located north and east of the reverse curve on Jay Road. The applicant for the Schmidt Sketch Plan is TI Residential LLC, represented this evening by Andrew Trietley and Troy Bales of

Rick Engineering.

The Sketch Plan is the first step in the three step subdivision process. The Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. The Schmidt development is approximately 90 acres in size. The existing uses of the property are agricultural with one single family home. The Sketch Plan application proposes 118 single family detached dwelling units. Twenty-seven acres located in the central portion of the site is for residential use; 19 acres of open space; areas for a detention pond and a pocket park; and another 34 acres of undeveloped land. Should the applicant move forward with the Preliminary Plat, the Planning Commission and Board of Trustees will be reviewing the Preliminary Plat as a public hearing.

Mr. Trietley and Mr. Bales worked together to provide a brief community overview, adding additional details regarding the proposed Sketch Plan of the Schmidt property.

The current ownership group purchased the property in 2006 with annexation and zoning in October, 2016. The Schmidt Property is zoned Low Density Residential and Open Space. There is a voluntarily built regional trail that was constructed in 2008.

There were two different Sketch Plan options presented for this property. Option A would allow 66 smaller lots and 52 larger lots. This option provides less of a grid and a better balance of lots. Option B would accommodate 73 smaller lots and 45 larger lots. This option provides a more traditional grid. The applicants prefer the presented Option A; however, both options meet the applicable requirements of the Town.

Mr. Bjerkaas discussed the reasons why staff would support Option B and answered questions of the Commission regarding this.

The applicant is looking to have approval of the Preliminary Plat by March, 2018; with Final Plat approval in August, 2018. They are anticipating homes being built Spring, 2019.

Mr. Trietley and Mr. Bales are looking for feedback from the Commission.

Chairman Bottenhorn turned it over to the Commission for questions and comments of the applicant's and staff.

Items discussed included:

- Option A vs. Option B
- Park Design
- Cut Through Traffic
- Gates From Yards to Trails
- Separation of Lots to Oil & Gas Facilities
- Trails
- Lombardi Street Extension & Intersection w/Jay Road

Chairman Bottenhorn called for a brief break at 7:49pm.

Chairman Bottenhorn reconvened the meeting at 7:56pm.

[17-381](#) A Sketch Plan Review Of The Vista Ridge Filing No. 6, Lot 7 Subdivision

**Attachments:** [A Staff Memo](#)  
[B Sketch Plan](#)  
[C Applicant Materials](#)

Todd Bjerkaas, Director of Planning & Development presented the Sketch Plan for Lot 7 of Vista Ridge Filing No. 6 to the Commission. The applicant for the Sketch Plan is Bonanza Drive Development Corporation, represented this evening by Mr. James Spehalski and the consultants, Al Cunningham and Jim Ivy of PCS Group.

The Sketch Plan is the first step in the three step subdivision process. The Sketch Plan represents a generalized land use plan and layout for the proposed area. The property is North and East of Bonanza Drive and State Highway 7. The existing uses of the property are vacant. The application is not in general compliance with the PD or the land use designations on the Comprehensive Plan. The applicant would be required to submit a Comprehensive Plan Amendment land use application for residential uses in this area as well as a PD Amendment. The applicant will also be required to amend the Comprehensive Plan Map.

The Sketch Plan proposes 116 units on 10.92 acres of land in the southwest corner of the Vista Ridge Subdivision. The development includes 23 single family attached townhome buildings which are an alley loaded product with 3, 4, 5 or 6 units in each building. This property also includes a pocket park. Should the applicant move forward with the land use applications for Comp Plan Amendments, Rezoning of the PD, Preliminary Plat and Site Plan, the Planning Commission and Board of Trustees will be reviewing the majority of those applications as Public Hearings with the Site Plan actually stopping and being approved by the Planning Commission.

James Spehalski, Authorized Representative of the applicant, Bonanza Drive Development Corporation, presented a brief overview of the site noting that the existing site is zoned commercial and they are adding the residential use to the site.

Al Cunningham of PCS Group followed Mr. Spehalski and provided additional information on the proposed townhome project. Mr. Cunningham gave detail regarding the private drives, sidewalks, and overall, the general proposed site.

John Landwehr, Director of Land for Dream Finders Homes presented the architecture characteristics of the proposed townhomes.

Chairman Bottenhorn turned to the Commission for questions and comments of the applicant and staff.

**Items Discussed Included:**

- Attached vs. Detached Sidewalks
- Looping Private Road
- Separation of Townhomes from Existing Homes
- Oil & Gas Adjacent to Pocket Parks

- Change of Commercial Uses to Residential
- Orientation of Southern Buildings
- Neighborhood Connections

**VIII. STAFF REPORTS**

Staff has nothing to report.

**IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

There are no Commissioner reports.

**X. ADJOURNMENT**

Chairman Bottenhorn adjourned the October 18, 2017 Planning Commission Meeting at 8:47pm.