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**From:** Nicole Baer <[nlbaer@gmail.com](mailto:nlbaer@gmail.com)>  
**Sent:** Thursday, December 18, 2025 4:15 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Meller and Erie parkway development

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Erie Planning Commission members,

I am writing to ask that the development at Meller and Erie Parkway not be a strip mall development and parking lot. I live near this area and I feel this land is definitely inside a neighborhood and shouldn't be as commercially developed. The new town center will be less than a mile away and feels like a much better location for retail and commercial development. Thank you for your time and consideration,

Nicole Baer

1732 Weston circle, Erie

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**From:** Matt Flood <[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)>

**Sent:** Thursday, 18 December, 2025 07:00

**To:** Town Clerk <[townclerk@erieco.gov](mailto:townclerk@erieco.gov)>; Council Mail <[council@erieco.gov](mailto:council@erieco.gov)>

**Cc:** Andrew J. Moore <[amoore@erieco.gov](mailto:amoore@erieco.gov)>; Anil Pesaramelli <[apesaramelli@erieco.gov](mailto:apesaramelli@erieco.gov)>; John Mortellaro <[jmortellaro@erieco.gov](mailto:jmortellaro@erieco.gov)>; Dan Hoback <[dhoback@erieco.gov](mailto:dhoback@erieco.gov)>; Brandon Bell <[bbell@erieco.gov](mailto:bbell@erieco.gov)>; Emily Baer <[ebaer@erieco.gov](mailto:ebaer@erieco.gov)>; Brian O'Connor <[boconnor@erieco.gov](mailto:boconnor@erieco.gov)>; Andrew Sawusch <[asawusch@erieco.gov](mailto:asawusch@erieco.gov)>; Sherri Booth <[sbooth@erieco.gov](mailto:sbooth@erieco.gov)>; Tim Burns <[tburns@erieco.gov](mailto:tburns@erieco.gov)>; Robert Braudes <[rbraudes@erieco.gov](mailto:rbraudes@erieco.gov)>; Christopher Baham <[cbaham@erieco.gov](mailto:cbaham@erieco.gov)>; Delaney Dreckman <[ddreckman@erieco.gov](mailto:ddreckman@erieco.gov)>; Ben Hemphill <[bhemphill@erieco.gov](mailto:bhemphill@erieco.gov)>; Harry Brennan <[hbrennan@erieco.gov](mailto:hbrennan@erieco.gov)>; Dale Ulmer <[dulmer@erieco.gov](mailto:dulmer@erieco.gov)>; Julian Jacquin <[jjacquin@erieco.gov](mailto:jjacquin@erieco.gov)>; Kristin Flood <[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)>

**Subject:** Opposition to Canyon Creek PD Amendment 11 – 609 N Beshear Ct

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor Andrew Moore, Board of Trustees, Town Clerk, Erie Planning Commission, and Town Council  
Date: December 18, 2025 RE: Formal Objection to Rezoning Proposal for Emerald Development (1.8 Acre Lot)

Dear Mayor Moore and Members of the Board:

As 20-year residents of Erie living at 609 N Beshear Ct, my wife and I are writing to express our strong opposition to PD Amendment 11. Having called Erie home for two decades, we have seen our community grow and evolve, but we believe this specific rezoning is a significant mistake that undermines the residential integrity of our neighborhood.

Our property is one of those most directly impacted by this proposal, as our home shares a boundary with the parcel in question. While we generally support commercial development in Erie, it must be placed in appropriate locations.

**A History of Residential Transition** When we purchased our home, this lot was zoned for a commercial daycare. It was later changed to Medium Density Residential for six duplexes. While the increased density of the duplexes wasn't our preference, we recognized that a residential use was a compatible and appropriate fit for the neighborhood. Changing this lot to Commercial/Retail now is a step in the wrong direction for the stability of this corridor.

Our Primary Concerns:

- Unprecedented Zoning: In our 20 years here, we have seen no other example in Erie where a small, isolated commercial lot is placed directly inside an established residential stretch. From Highway 287 to the Town Center, Erie Parkway is consistently residential. This proposal would create a glaring exception that disrupts the character of the corridor.
- Proximity to Town Center: With a designated commercial hub less than half a mile away, there is no community need to "spot zone" this small parcel. Commercial growth should be concentrated in the Town Center rather than encroaching on quiet residential property lines.
- Direct Quality of Life Impacts: Because this lot is small and shares property lines with our home, the impact on our daily lives will be significant:
  - Light & Noise: Parking lot lighting and car headlights will shine directly into our bedroom windows.
  - Odors & Late Hours: Commercial tenants—particularly food service—bring smells and late-night customer traffic that are entirely incompatible with a quiet residential block.
  - Traffic: Creating a new commercial entrance for a small parking lot off Erie Parkway introduces unnecessary traffic friction and safety concerns for those of us living right next to it.
- Future Uncertainty: Once this is rezoned to commercial, residents have no control over what types of businesses move in.

We urge the Planning Commission and Town Council to deny PD Amendment 11 and maintain the residential integrity of the community we have called home for 20 years.

Respectfully,

Matt & Kristin Flood  
[609 N Beshear Ct](#) Erie, CO

[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)  
[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)

Project files:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=307324&repo=r-a69d230a>