

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, July 15, 2020

6:30 PM

VIA ZOOM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

This meeting was held via Zoom

Chair Zuniga called the July 15, 2020 Planning Commission Meeting to order at 6:30pm and asked for attendees to recite the Pledge of Allegiance.

II. ROLL CALL

Roll Call:

Commissioner Luthi - present
Commissioner Witt - present
Commissioner Sawusch - present
Commissioner Ames - present
Commissioner Hoback - present
Vice Chairman Fraser - absent/excused
Chair Zuniga – present

III. APPROVAL OF THE AGENDA

Commissioner Witt moved to approve the agenda of the July 15, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Sawusch, carried with the following roll call vote:

Commissioner Luthi - yes
Commissioner Witt - yes
Commissioner Sawusch - yes
Commissioner Ames - yes
Commissioner Hoback - yes
Chair Zuniga – yes

IV. APPROVAL OF MINUTES

[20-386](#) Approval of the July 1, 2020 Planning Commission Meeting Minutes

Attachments: [7-1-2020 PC Meeting Minutes](#)

Commissioner Ames moved to approve the meeting minutes of the July 1, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with the following roll call vote:

Commissioner Luthi - yes
Commissioner Witt - yes
Commissioner Sawusch - yes
Commissioner Ames - yes
Commissioner Hoback - yes
Chair Zuniga – yes

V. PUBLIC COMMENTS

No Public Comments.

VI. GENERAL BUSINESS

[20-384](#) PUBLIC HEARING: Resolution P20-15: A Resolution Of The Planning

Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve The Rex Ranch Filing No. 3 Preliminary Plat With Conditions

- Attachments:**
- [1. Resolution P20-15](#)
 - [2. Staff Memo](#)
 - [3. Rex Ranch Filing No. 3 Preliminary Plat](#)
 - [4. Rex Ranch Filing No. 3 Preliminary Plat Landscaping Plan](#)
 - [5. Applicant Materials](#)
 - [6. Referral Comments](#)
 - [7. Notice](#)
 - [8. Neighborhood Meeting](#)

Chair Zuniga opened the Public Hearing for Agenda Item 20-384/Resolution P20-15 at 6:36pm.

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

The applicant, Chad Murphy did not have a presentation but was available to answer questions of the Commission.

Chair Zuniga asked if there were any public comments emailed or anyone waiting in the waiting room regarding the agenda item. Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development stated that no emailed public comments were received. Melinda Helmer, Secretary to the Planning Commission stated that there was 1 person in the waiting room for public comment.

Public comment was taken from Hazel Ludwig, 1113 Marfell Street, Erie, CO.

Chair Zuniga brought it back to the Commission for questions/comments.

Questions/comments included the following:

- Overall planning boundary
- History and planning boundary
- Rex Ranch Filing 3 road extension and connection/Filing 2 end in cul-de-sac
- Impact on the trail
- Consistency in lot sizes
- Right-of-way cross-section- maintenance/ownership
- Room for widening of the road
- Who owns the trail/sidewalk
- Two comments received from Orchard Glen - response?
- Consistency on fence on 119th Street
- Additional comments from Mountain View Fire on northern lots - any concerns?
- Colorado Geologic Survey - GeoTech Report notes - Subexcavation/expansive soils - possible remedy?
- Future widening of 119th Street/traffic concerns/requirements - is there ample room for future widening?
- Solid fencing/sound barrier - homes backing to 119th Street
- Update to Erosion Control for Filing 3

- PUD overlay - encroachment on sides/lots designated for some types of home as in Filing 1 & 2
- Will there be similar architectural style as in previous filings?
- Connection between neighborhoods
- Why did lot lines step back on the east side on 2 lots?
- Is the pocket park already built?
- Is there a procedure when Parks come into the picture?

Chair Zuniga asked if there was a motion on Agenda Item 20-384/Resolution P20-15.

Commissioner Ames moved to approve Agenda Item 20-384/Resolution P20-15. The motion, seconded by Commissioner Luthi, carried with the following roll call vote:

- Commissioner Luthi - yes
- Commissioner Witt - yes
- Commissioner Sawusch - yes
- Commissioner Ames - yes
- Commissioner Hoback - yes
- Chair Zuniga - yes

VII. STAFF REPORTS

No staff reports.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Chair Zuniga spoke regarding the Commission's obligation to be as transparent with our meetings, with the public and what our focus should be. Chair Zuniga mentioned the update to the Comprehensive Plan and that the last time this occurred was approximately 5 years ago. It is time to re-visit this. Chair Zuniga is suggesting a Study Session of the Planning Commission to go over Comp Plan updates at the August 19, 2020 Planning Commission meeting. Chair Zuniga asked for volunteers from the Commission to research other Comp Plans and bring forth ideas to discuss at the Study Session.

Commissioners Luthi, Ames and Sawusch volunteered their time to do some research.

IX. ADJOURNMENT

Chair Zuniga adjourned the July 15, 2020 Planning Commission meeting at 7:26pm.