

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 applicant for the Schmidt Sketch Plan is TI Residential LLC, represented this

evening by Andrew Trietley and Troy Bales of Rick Engineering.

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

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 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.

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.

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

Discussion on this agenda item ended at 7:49pm.

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.

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

Discussion on this agenda item ended at 8:46pm.

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.