



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda Planning Commission

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Wednesday, July 2, 2025

6:30 PM

Council Chambers

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### In Person Meeting

To View Meeting Virtually on Zoom: <https://bit.ly/2July25PCMtg>

To Sign Up for Public Comment: [www.erieco.gov/PublicComment](http://www.erieco.gov/PublicComment)

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

6:30 p.m.

#### II. ROLL CALL

#### III. APPROVAL OF THE AGENDA

#### IV. APPROVAL OF MINUTES

[25-411](#)

Approval of the June 18, 2025 Planning Commission Meeting Minutes

Attachments:

[June 18, 2025 Planning Commission Meeting Minutes](#)

#### V. PUBLIC COMMENTS

6:35 p.m. - 6:45 p.m.

*(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)*

#### VI. GENERAL BUSINESS

[25-393](#) PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Approving the Erie Highlands Filing 17 Commercial Site Plan

**Attachments:** [Resolution P25-11](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Proposed Site Plan](#)  
[Application and Narrative](#)  
[Additional Application Materials](#)  
[DRT Comments](#)  
[Neighborhood Meeting Notice and Summary](#)  
[Public Notice](#)

6:45 p.m. - 7:15 p.m.

[25-397](#) A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

**Attachments:** [ORIGINAL Resolution No. P25-07](#)  
[DRAFT REVISED Resolution No P25-07](#)  
[ORIGINAL TO DRAFT COMPARISON No P25-07](#)  
[Draft Ordinance](#)  
[Staff Report 25-397](#)  
[Ordinance No 017-2023](#)

7:15 p.m. - 7:45 p.m.

[25-399](#) Election of Chair and Vice Chair of the Planning Commission

7:45 p.m. - 8:00 p.m.

## VII. STAFF REPORTS

8:00 p.m. - 8:10 p.m.

*(This agenda item is reserved for specific items from Staff requiring Commission direction or just relaying important information.)*

## VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

8:10 p.m. - 8:25 p.m.

*(This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.)*

## IX. ADJOURNMENT

8:25 p.m.

