

**Town of Erie**  
**Planning Commission Regular Meeting**  
**Wednesday, June 1, 2016**  
**6:30 p.m.**  
**Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516**

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

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

**II. ROLL CALL**

Commissioner Bottenhorn - Present  
Commissioner Campbell - Present  
Commissioner Fraser - Present  
Commissioner Gippe - Present  
Commissioner Harrison - Present  
Commissioner Tracy - Present  
Commissioner Zuniga - Present

Staff Present: R. Martin Ostholthoff, Community Development Director;  
Deborah Bachelder, Senior Planner; and  
Hallie Sawyer, Secretary to the Commission

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the June 1, 2016, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

**a. Minutes from the May 18, 2016, Regular Meeting.**

Commissioner Gippe moved to approve the May 18, 2016, Minutes as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS** (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.)

None.

**VI. RESOLUTIONS** (This agenda item is for all matters that should be decided by resolutions.)

None Scheduled

**VII. GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

**4060 County Line Road – Apartment Sketch Plan**

Purpose: Review and comment on proposed apartment development.

(Staff Planner: Deb Bachelder)

Mrs. Bachelder presented the new application for the apartments to be located at 4060 NE County Line Road, and showed slides of the original plan for comparison. She also asked for feedback on which parking concept for the project was preferred – the plan for 70+ spaces or the plan with green space. Both plans exceed the minimum requirement for parking for the project.

Tom Beckius, Steppe Development, and Brad Reichert, Rhadius Architects, showed how they came up with the new design by matching it to current architecture features in Old Town.

Public Comment was taken from Ruth Seloover, 684 Moffat Street and James Briars, 635 Moffat Street. Both felt the proposed density was too high and too much for the neighborhood and quality of life for the neighbors. They asked about the distances between the backs of the proposed garages and the neighbors to the north; street parking on Balcolm; and noted the applicants are trying to cram too much into too little area.

Commissioner comments covered: maximum density that would be allowed for single family detached vs multifamily; comparing commercial development on the property to residential which fits best; good job with the design; likes the depth in the design; still a little high, but better; why is the west entrance angled; back of garages; this type of housing is needed in Erie and it fits well; alignment is better; impact on Erie Elementary; likes way buildings are situated and that the stairs to the upper levels are hidden; massing is good; very nice product not yet available in Erie; and garage treatments. Consensus of the Commission was appreciation for listening to their earlier concerns and responding to them; agreement that this is a much better application for the property; and all agreed with the parking plan with the fewer spaces and green space.

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

Mr. Ostholthoff asked how many of the Commissioners would be available for the Attorney Orientation scheduled for June 15<sup>th</sup>. Commissioners Harrison and Zuniga are not available. Mr. Ostholthoff is going to talk to Attorney Shapiro and either confirm the date or reschedule the orientation.

**IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS** (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)  
None.

**X. ADJOURNMENT**

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the June 1, 2016, Regular Meeting of the Planning Commission at 7:16 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: \_\_\_\_\_  
Hallie S. Sawyer, Secretary

By: \_\_\_\_\_  
J. Eric Bottenhorn, Chair