



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes - Draft

Planning Commission

Wednesday, December 7, 2016

6:30 PM

Council Chambers

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:29 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Campbell - Present
Commissioner Fraser - Present
Commissioner Gippe - Present
Commissioner Harrison - Present
Commissioner
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 December 7, 2016, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[16-429](#)

a. Minutes from the November 16, 2016, Regular Meeting.
Commissioner Gippe moved to approve the November 16, 2016, Minutes as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

None.

VI. PROCLAMATIONS AND PRESENTATIONS

None Scheduled.

VII. RESOLUTIONS

None Scheduled.

VIII. GENERAL BUSINESS

16-461

Mrs. Bachelder presented the proposed Sketch Plan for the Ranchwood property on the northwest corner of Erie Parkway and County Line Road. She reviewed a short history of the property from annexation to its current makeup of three lots and two zone districts, then presented the current proposal for 216 high density residential units. She closed by identifying processes that would have to be completed for the project to move forward – Comp Plan Amendment, Rezoning, Site Plan, Preliminary Plat and Final Plat.

Developer Keith James, The Inland Group, gave a brief presentation showcasing their product and was present to field questions.

Public Comments were taken from Robert Hinkle, 890 Sumner Way; Jeff Mason, 407 Woodson Drive; Steve Reischel, 414 Conrad Drive; Joseph Melblom, 301 Sanders Circle; Sandalphon, 325 Conrad Drive; Michael Dane, 320 Sanders Circle; Jeff Spray, 321 Sanders Circle; Barrett Davis, 1302 Stockton Drive; Donna El-Hebrary, 312 Sanders Circle; Greg Bergschneider, 1293 Stockton Drive; Luke Wieczorek, 1299 Stockton Drive; Scott Brandon, 1364 Stockton Drive; Josh Sheets, 343 Sanders Circle; Lee Carter, 1365 Hoffman Drive; Andy Feero, 445 Conrad Drive; James Manza, 51 Jordan Lane; Dave Edwards, 1414 Hoffman Drive; and Elijah Veenendaal, 30 Stewart Way. Their comments covered opposition from the Sunwest and Sunwest North Home Owners Associations directors to the density and proposed building heights, which are incompatible with the community and will produce overcrowded schools and parking; Erie has practiced intelligent growth to this point – the apartments are not needed; additional strain on roads, specifically Erie Parkway to the west; lower rent folks = high turnover property, not long term residents; no trash pickup on holidays – it that the type of mix we want?; glare produced by the parking lot lights not welcome; placing such high density next to low density makes no sense; community planning requires staff and neighbors working together – this neighborhood supports staff; we need a grocery store so we don't have to keep driving out of Erie to get groceries; backyards that back up to this property will lose their uses and value; applicant asking for fewer parking spaces shows they will short cut whenever they can; noise that will be generated by trash pickups will affect entire neighborhood; violation of the buffer zone and poor use of space; ingress/egress for Erie Parkway is too close to County Line; this plan would unbalance the Comp Plan; developers haven't built this close to single family before; crime will increase – please keep us safe; project will cause a significant adverse impact on residents; property values will decrease; there is no consistency in densities; Erie is not a typical town, this is not a typical corner or location for typical apartments; and, resident came from the Maryland/DC and handpicked this area – this project is no benefit to Erie.

Commissioner questions and comments covered estimate of houses in pipeline; last Comp Plan Amendment; why asking for 'max of max'; trash compactor issues; rental turn over; issues with transient community; price point; altruistic plan; constraints on property; why 3 part subdivision; any possibility on reconsolidation; is high density appropriate at all in consideration; doesn't fee appropriate to this place; concern with changing landuse designation; would love to see actual mixed use plan for this property; what's being met and not being met is black and white; ditch requirements; Comp Plan intent is commercial; things have to change when appropriate; appreciates honesty of applicant; CMU zoning could be developed; rezoning would be difficult; appropriate location for mixed use; more traditional urban feel with walkability is needed; and think hard about proceeding.

IX. STAFF REPORTS

None.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

None.

XI. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the December 7, 2016, Regular Meeting of the Planning Commission at 8:10 p.m.