

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, June 7, 2017

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the June 7, 2017 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:
Commissioner Campbell - present
Commissioner Fraser - present
Commissioner Gippe - absent/excused
Commissioner Harrison - present
Commissioner Hedahl - present
Commissioner Zuniga - present
Chairman Bottenhorn - present

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the agenda of the June 7, 2017 Planning Commission Meeting. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[17-236](#) Approval of the April 19, 2017 Planning Commission Meeting Minutes

Attachments: [04-19-2017 PC Meeting Minutes](#)

Commissioner Campbell moved to approve the minutes of the April 19, 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. PROCLAMATIONS AND PRESENTATIONS

[17-237](#) Historic Preservation Advisory Board Presentation

Jackie Connor, Chair and Dave Snow, Co-Chair of the Historic Preservation Advisory Board gave a presentation to the Commission about the Advisory Board.

The presentation included an overview of the duties of the Historic Preservation Advisory Board; the background of the members; the grant received for the Town of Erie Master Preservation Plan; and the Advisory Board's goals and ideas going forward.

The Master Preservation Plan will be submitted to the Board of Trustees on July 11, 2017.

VII. RESOLUTIONS

There were no Resolutions scheduled for this agenda.

VIII. GENERAL BUSINESS**17-235**

Sketch Plan for Erie Highlands Planning Areas 8 and 9

Attachments: [17-235 Staff Report - Sketch Plan Erie Highlands PA 8 and 9](#)
[17-235 5-26-17 Memo to Applicant - Sketch Plan Erie Highlands PA 8 & 9](#)
[17-235 Application Materials - Sketch Plan Erie Highlands PA 8 and 9](#)
[17-235 Agreements and Reports - Sketch Plan Erie Highlands PA 8 and 9](#)
[17-235 Referral Responses - Sketch Plan Erie Highlands PA 8 and 9](#)

Hannah Hippely, Senior Planner presented the Sketch Plan for Erie Highlands Planning Areas 8 and 9. The site is located at the corner of Erie Parkway and County Road 5 and equates to approximately 40 acres of land. Planning Area 8 has 104 proposed units; resulting in 4.4 units per acre. Planning Area 9 is a higher density area with 9.2 units per acre.

A PUD Amendment for this development would be required in order to address the orientation and dimensional requirements of the Unified Development Code (UDC).

Ms. Hippely stated that staff is looking for feedback from the Commission on the development pattern. In addition, staff is recommending that some guest parking be incorporated in this development proposal.

John Glaser, Oakwood Homes, introduced himself and thanked the Commission for being available to review the Sketch Plan and staff for their hard work up to this point. Oakwood Homes is excited to introduce a product that will add variety to the community and reach multiple buyer profiles. John introduced Layla, of Terracina Design, to provide more detailed information on their proposed product.

Layla Rosales, Terracina Design, provided further detailed information on the carriage house product; who buys it and why; and how this product will be an asset and benefit the town.

Bruce Rau, Vice President of Land Development of Oakwood Homes, stated they've enjoyed working in our community and are really excited to bring this new product to Erie. The product allows for different lifestyle and pricing choices; more attainable housing with high quality, low maintenance living.

The Commission had an opportunity for questions and discussion regarding the proposed Sketch Plan.

IX. STAFF REPORTS

Community Development Director, Marty Ostholthoff, noted that there is nothing to report but spoke to the Commission regarding the July 5, 2017 Planning Commission Meeting. There is currently nothing scheduled for this meeting; would the Commission like to cancel this meeting?

The Commission was in agreement to cancel the July 5, 2017 Planning Commission meeting.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

The Commissioners had nothing new to report.

XI. ADJOURNMENT

Chairman Bottenhorn adjourned the June 7, 2017 Planning Commission Meeting at 8:11pm.