

# **TOWN OF ERIE**

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, August 16, 2017**

**6:30 PM**

**Council Chambers**

**Planning Commission**

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

Chairman Bottenhorn called the August 16, 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 Zuniga - present  
Chairman Bottenhorn - present

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the agenda of the August 16, 2017 Planning Commission Meeting. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[17-305](#) Approval of the August 2, 2017 Planning Commission Meeting Minutes

**Attachments:** [08-02-2017 PC Meeting Minutes](#)

Commissioner Campbell moved to approve the meeting minutes of the August 2, 2017 Planning Commission Meeting. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

Ashley Campbell, Community Outreach Coordinator for the Colorado Oil and Gas Association, 1800 Glenarm Place, Denver, Colorado, introduced herself and made herself, and COGA, available as a resource to the Town as the Town continues to navigate oil and gas development in the community. Specifically, she wanted to speak to Agenda Item 17-304. COGA would like to formally request a stakeholder process inclusive of operators within Town limits to ensure that the Town's concerns about flowlines are met and are technically feasible and in a cost effective manner. Having just seen these regulations this evening, COGA has no specific areas to comment on at this time, but would like to encourage a stakeholder process to address all concerns prior to moving forward.

**VI. RESOLUTIONS**

[17-303](#) Consideration Of A Resolution Regarding The Dearmin Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning.

**Attachments:** [17-303 Dearmin Rezoning Staff report](#)  
[17-303 Dearmin Rezoning Resolution](#)  
[17-303 Dearmin Rezoning Application Materials](#)

Chairman Bottenhorn opened the hearing for Agenda Item 17-303 at 6:33pm.

Senior Planner Hannah Hippely presented Agenda Item 17-303: A Resolution Regarding The Dearmin Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning.

Ms. Hippely noted that this property is just south of Erie Parkway, east of County Road 5. It is approximately 276 acres and is currently zoned RP3. The Comprehensive Plan Map for the property calls for a variety of uses including mixed use; low density and rural residential. There is a school site in the comprehensive plan located on this property. There is approximately 8 acres of neighborhood mixed use zoning; 14 acres of public lands and institutions for the school site; approximately 203 acres of low density residential; and on the south side of the property, 50 acres of agricultural and open space zoning.

Staff finds that the application meets the criteria for re-zoning and recommends approval of the application. There is one condition in the resolution with regards to a technical correction to the Zoning Map prior to recording.

The applicant, Ben Crenshaw of the Southern Land Company, was sworn in by Chairman Bottenhorn at 6:35pm, prior to him giving any testimony.

Mr. Crenshaw introduced himself to the Commission, had nothing further to add and is available for questions.

Chairman Bottenhorn allowed the Commission an opportunity for questions or comment regarding the Resolution before them; to which there was none.

Commissioner Zuniga moved to approve Agenda Item 17-303. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

#### [17-304](#)

A Resolution Recommending Approval Of Text Amendments To Title 10 Of The Town Of Erie Municipal Code.

**Attachments:** [A 17-304 Title 10, Chapter 6 and 12 redline](#)  
[B 17-304 Resolution P17-](#)

Community Development Director, Marty Ostholthoff, provided a brief overview of Agenda Item 17-304. This is a Resolution Recommending Approval Of Text Amendments To Title 10 Of The Town Of Erie Municipal Code; Specifically Chapter 6 and 12; Unified Development Code.

Special Counsel, Barbara Green, of Sullivan Green Seavy, LLC was present at the meeting and gave background and information regarding the text amendments to Title 10 of the Town of Erie Municipal Code.

Commissioners asked questions of Ms. Green and Mr. Ostholthoff regarding this Agenda Item.

Commissioner Gippe moved to approve Agenda Item 17-304. The motion,

seconded by Commissioner Harrison, carried with all voting in favor thereof.

**VII. STAFF REPORTS**

Staff has nothing to report at this time.

**VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

There no Commissioner reports.

**IX. ADJOURNMENT**

Chairman Bottenhorn adjourned the August 16, 2017 Planning Commission Meeting at 6:59pm.