

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, January 17, 2018

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the January 17, 2018 Planning Commission Meeting to order at 6:32pm.

II. ROLL CALL**Roll Call:**

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

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the agenda of the January 17, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[18-040](#) Approval of the January 3, 2018 Planning Commission Meeting Minutes

Attachments: [1-3-2018 PC Meeting Minutes](#)

Commissioner Gippe moved to approve the minutes of the January 3, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

There were no Public Comments taken.

VI. RESOLUTIONS

[18-018](#) A Resolution Regarding The Posting Locations For Notice Of Public Meetings.

Attachments: [A Resolution P18-](#)

Commissioner Campbell moved to approve Resolution P18-02; a Resolution Regarding the Posting Locations for Notice of Public Meetings. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

VII. GENERAL BUSINESS

[18-028](#) Sketch Plan Review - Erie Village Filing 5

Attachments: [18-028 Staff Memo - Erie Village Filing 5](#)
[18-028 Staff Review Memos - Erie Village Filing 5](#)
[18-028 OSTAB Review Memo - Erie Village Filing 5](#)
[18-028 Applicant Materials - Erie Village Filing 5](#)

Senior Planner, Chris LaRue, presented the Erie Village Filing 5 Sketch Plan to the Commission.

Mr. LaRue noted that the applicants, Jack Bestall and Tim Coonce, were also in attendance and would be presenting their proposal.

The Erie Village Filing 5 is a sketch plan is the first step in a larger development that would include an amendment to the Planned Development, a new plat and removal of the restrictive covenant. The sketch plan represents a generalized land use which allows for an informal evaluation of the proposed development before detailed planning and engineering work has occurred. Staff has provided review comments to the applicant and they are included in the packet for the Commissioners to review. The sketch plan application is a review and comment session only for the Planning Commission.

The Erie Village site is located northwest of Town Hall, east of County Line Road. The land use surrounding the property is predominantly single family homes with some duplexes just southwest of the property. The site is 15.3 acres of mostly vacant land with one commercial building located in the northwest portion of the property.

The Comprehensive Plan designation for the site is mixed use. The applicant is proposing single family townhome duplexes, single family live/work and commercial which would meet the overall general intent of the mixed use development. The property is zoned Planned Development.

The applicant is proposing to remove the age restriction on the property as well as the covenant. The applicant is proposing one new commercial building; 18 single family live/work dwelling units; 19 single family dwelling units; two duplex buildings with four units and 36 multi-family in addition to a clock tower park along County Line Road.

Jack Bestall, representing Porch Front Homes, prepared a presentation providing additional information regarding the Erie Village Filing 5 Sketch Plan.

Chairman Bottenhorn turned to the Commission for questions/comments of the applicant and staff.

Mr. Bestall and Mr. Coonce answered questions of the Commissioners.

Some questions/comments of the Commission were:

- live/work concept product
- number of employees/parking
- age restricted community change
- additional parking on both sides of road
- control of prohibited list of uses
- growth/control plans
- facilities required/safety requirements
- choice of additional office building/location
- information on applicant's company/current locations

- phasing/timeline

Tim Coonce of Porch Front Homes provided the Commission with history/background of their company and product. Mr. Coonce answered questions of the Commission regarding the proposed uses and phases of the project.

Chairman Bottenhorn thanked the applicants and staff for their presentation.

VIII. STAFF REPORTS

Staff has nothing to report.

IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Chairman Bottenhorn welcomed Senior Planner Chris LaRue and congratulated Commissioner Gippe on his candidacy for Trustee.

X. ADJOURNMENT

Chairman Bottenhorn adjourned the January 17, 2018 Planning Commission Meeting at 7:22pm.