

# **TOWN OF ERIE**

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, February 20, 2019**

**6:30 PM**

**Council Chambers**

**Planning Commission**

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

Vice Chairman Harrison called the February 20, 2019 Planning Commission Meeting to order at 6:30pm.

**II. ROLL CALL****Roll Call:**

Commissioner Witt - present  
Commissioner Fraser - present  
Commissioner Ames - absent/excused  
Commissioner Zuniga - present  
Commissioner Hedahl - absent/excused  
Vice Chairman Harrison - present  
Chairman Bottenhorn - absent/excused

**III. APPROVAL OF THE AGENDA**

Commissioner Zuniga moved to approve the agenda of the February 20, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[19-079](#) Approval of the January 16, 2019 Planning Commission Meeting Minutes

**Attachments:** [1-16-2019 PC Meeting Minutes](#)

Commissioner Witt moved to approve the meeting minutes of the January 16, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

There were no Public Comments taken.

**VI. RESOLUTIONS**

[19-099](#) A Resolution Of The Planning Commission Of The Town Of Erie Recommending Approval With Conditions for the Meadowlark Preliminary Plat

Review of the proposed 86.495 acre Preliminary Plat, for the Meadowlark Subdivision, which includes 118 single-family lots and 5 tracts for various landscaping, drainage, utility and open space purposes.

**Attachments:** [19-099 Staff Memo](#)  
[19-099 Resolution P19-02](#)  
[19-099 Meadowlark Preliminary Plat](#)  
[19-099 Applicant materials](#)

Vice Chairman Harrison opened the Public Hearing for Agenda Item

19-099/Resolution P19-02 at 6:32pm.

Senior Planner, Chris LaRue presented the proposed Resolution to the Commission.

Applicants, Andrew Trietley, Troy Bales and Kim Nelson provided a presentation with further information regarding the property.

Commission discussion was held on the following:

- Undermined tracts
- Jay/Jasper Improvements (street lights, round-a-bouts)
- Open Space on the Northern Side of Property
- Round-a-bout/Intersection distance
- Traffic Studies (Lombardi Street)
- Two Access Points (stop signs?)
- Distance between Oil & Gas and Property Lines
- Trucks entering/Sound issues

Public Comments were taken from the following people:

Nancy Pugh, 12234 Jay Road, Erie, CO.

Harvey Blair, 12446 Jay Road, Erie, CO.

Myrna Brecheisen, 12218 Jasper Road, Erie, CO.

Topics of discussion included:

- widening of the road
- traffic concerns/traffic flow/round-a-bout
- sidewalks
- water rights
- open area maintenance
- traffic light installation at Jasper Rd and Hwy 287.

Vice Chairman Harrison closed the Public Hearing for this Agenda Item at 7:19pm.

Commissioner Zuniga moved to approve Agenda Item 19-099/Resolution P19-02. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

## **VII. GENERAL BUSINESS**

### **[19-047](#)**

Dearmin Sketch Plan No. 2 – Sketch Plan application for 946 dwelling units and 35,000 sq. ft. of non-residential/commercial space.

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred.

**Attachments:** [19-047 Staff Memo](#)  
[19-047 Review Comments](#)  
[19-047 Sketch Plan Map](#)  
[19-047 Applicant Submittal](#)

Senior Planner, Hannah Hippely presented the Dearmin Sketch Plan No. 2 to the Commission.

The applicants, Ben Crenshaw and Heidi Majerik, provided a presentation with further information regarding the property.

Commission discussion was held on the following:

- Neighborhood connection to the park
- Detention area
- Commercial area enhancement
- School location
- SW corner trail crossing
- School crossing
- Diversity/affordability of housing
- Pedestrian tunnels

#### 19-100

Review of Ranchwood Sketch Plan

Proposal to develop the property as residential/commercial with 220 apartments and commercial pads along County Line Road and Erie Parkway

Attachments: [19-100 Staff Memo](#)  
[19-100 Staff Review Comments](#)  
[19-100 Sketch Plan Exhibits](#)  
[19-100 Applicant Materials](#)

Senior Planner, Chris LaRue presented the Ranchwood Sketch Plan to the Commission.

The applicant, Ward Ritter of Chartered Development provided a presentation with further information regarding the property.

Commission discussion was held on the following:

- Alley loaded garages
- Parking
- Perimeter of commercial
- Applaud the design
- Garbage collection
- Outdoor lighting
- Much better approach with manor homes

### VIII. STAFF REPORTS

No Staff Report.

### IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS

No Commissioner Reports.

### X. ADJOURNMENT

Vice Chairman Harrison adjourned at 8:40pm.