

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, September 16, 2020

6:30 PM

via Virtual Meeting

**<http://bit.ly/Sept16PCMtg>
Council Chambers**

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Zuniga called the September 16, 2020 Planning Commission Meeting to order at 6:31pm.

II. ROLL CALL**Roll Call:**

Commissioner Luthi - present
Commissioner Witt - present
Commissioner Sawusch - present
Commissioner Ames - present
Commissioner Hoback - present
Vice Chair Fraser - present
Chair Zuniga - present

III. APPROVAL OF THE AGENDA

Commissioner Witt moved to approve the agenda of the September 16, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Luthi, carried with the following roll call vote:

Commissioner Luthi - yes
Commissioner Witt - yes
Commissioner Sawusch - yes
Commissioner Ames - yes
Commissioner Hoback - yes
Vice Chair Fraser - yes
Chair Zuniga - yes

IV. APPROVAL OF MINUTES

[20-461](#)

Approval of the September 2, 2020 Planning Commission Meeting Minutes

Attachments: [9-2-2020 PC Meeting Minutes](#)

Commissioner Sawusch moved to approve the minutes of the September 2, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with the following roll call vote:

Commissioner Luthi - yes
Commissioner Witt - yes
Commissioner Sawusch - yes
Commissioner Ames - yes
Commissioner Hoback - yes
Vice Chair Fraser - yes
Chair Zuniga - yes

V. PUBLIC COMMENTS

There were no public comments.

VI. GENERAL BUSINESS

[20-450](#)

PUBLIC HEARING: A Resolution of the Planning Commission of the Town

of Erie Recommending that the Board of Trustees Approve the Erie Village Planned Development (PD) Amendment No. 6

Attachments: [PC Resolution P20-17](#)

[Staff Report](#)

[Existing Erie Village PD](#)

[Proposed Erie Village PD](#)

[Application and Narrative](#)

[Other Applicant Materials](#)

[Referral Comments](#)

[Neighborhood Meeting Summary](#)

[Notifications](#)

Chair Zuniga opened the Public Hearing for Agenda Item 20-450/Resolution No. P20-17 at 6:38pm.

Chris LaRue, Senior Planner presented the agenda item to the Commission and noted that the applicants for this agenda item were available and would also be providing a presentation.

Jack Bestall, Bestall Collaborative Limited, provided an introduction and additional information about the project.

Public comments were taken from the following people:

Jeanie Kemp, 1111 Village Circle

J. Reeves, 1152 Village Circle

Victoria Dillon, 1369 Padfield Place

Ronda Grassi, 1894 Grenfell Circle

Comments included the following:

- wasn't aware of proposed development in this area
- number of residents in this area
- concerned about additional traffic, crime, vulnerability
- widened roads and traffic signals
- senior facility
- parking/traffic
- concerned about the quality of life with the coming of this development
- no more homes
- looking forward to the development
- keeping with the architectural focus
- very underdeveloped and looking forward to this development
- outlot 2 - bring connectivity to Lost Creek Farm
- need something more affordable in Town
- proponent of the project

Chair Zuniga brought it back to the Commission for questions/comments.

Some questions/comments included the following:

- Are the townhomes 3 story
- Design standards that face street – arch design should be enhanced – can we change to shall be enhanced?
- Proposed number of units
- Appreciates historical discussion

- Increased density concerns
- Lot sizes are much smaller
- Alley loaded – 2 car?
- Parking issues on C.W. Bixler Boulevard
- Reducing the number of lots/units
- Parking within UDC guidelines
- Consistent with 2019 Sketch Plan
- Traffic/congestion around this area re: the email comments
- Development will add approximately 201 new residents in this location
- Setbacks are consistent with filings 2 & 4
- Add note stating sidewalks are excluding setbacks
- No deviation for maximum structure length
- Will commercial tract have individual lots?
- Architectural style – are houses custom?
- A reason we wouldn't continue this trend in this last piece? (Regarding architectural style)
- Commercial area - has it been designed yet?
- Commercial area – outside seating potential without losing parking spaces
- What is happening at the end point of the roads (local streets in the park area)
- Street at the west side – where it stops right at a house – bad feng shui (headlights right into a home) is there any landscape plans to mitigate this?
- Concerned about increase in traffic
- Lombardi street extension
- Traffic won't be as much with this extension
- Developments in the que and annexed
- understands the frustration when a resident moves into what seems an already developed neighborhood and area

Commissioner Luthi moved to approve Agenda Item 20-450/Resolution P20-17. The motion, seconded by Commissioner Witt, carried with the following roll call vote:

Commissioner Luthi - yes
Commissioner Witt - yes
Commissioner Sawusch - yes
Commissioner Ames - yes
Commissioner Hoback - yes
Vice Chair Fraser - yes
Chair Zuniga - yes

[20-449](#)

UDC Amendment - Chapter 12 Oil & Gas

Attachments: [Draft Oil and Gas Regulations](#)

Farrell Buller, Deputy Town Administrator presented the Chapter 12 Oil & Gas Amendments of the Unified Development Code (UDC).

Barb Green, Special Counsel for the Town, with Sullivan Seavy Green, was also available and spoke regarding the UDC changes in this chapter.

VII. STAFF REPORTS

No staff reports.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Sawusch addressed the issue about residents being unaware of potential development in their neighborhood and how we can help keep them in the know. He noted that there was a previous suggestion at a Board of Trustee meeting that signs in the vacant parcel(s) of land indicating that development is slated for the area be installed. Is this something we can move forward with?

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development noted that staff has produced a Development Activity Map which is currently available on the Town's website indicating new development in Town. In addition, the Planning & Development Department often receives phone calls from realtors and people looking for information on vacant pieces of property. Staff provides this information and also directs them to the website to see further application materials on these sites. Mrs. Bachelder also noted that the Planning Commission can make recommendation to change the current Unified Development Code (UDC) to include changes allowing such development signs if the Commission chooses to do so.

IX. ADJOURNMENT

Commissioner Hoback moved to adjourn the September 16, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with the following vote:

Commissioner Luthi - yes
Commissioner Witt - yes
Commissioner Sawusch - yes
Commissioner Ames - yes
Commissioner Hoback - yes
Vice Chair Fraser - yes
Chair Zuniga - yes

Chair Zuniga adjourned the meeting at 9:13pm.