

# **TOWN OF ERIE**

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, February 15, 2017**

**6:30 PM**

**Board Room**

**Planning Commission**

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

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m

**II. ROLL CALL**

Commissioner Bottenhorn - Present  
Commissioner Campbell - Present  
Commissioner Fraser – Present  
Commissioner Gippe - Excused  
Commissioner Harrison - Present  
Commissioner Hedahl - Present  
Commissioner Zuniga - Present

Staff Present: R. Martin Ostholthoff, Community Development Director;  
Deborah Bachelder, Senior Planner;  
Todd Bjerkaas, Senior Planner; and  
Hallie Sawyer, Secretary to the Commission

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the February 15, 2017, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[17-002](#) Minutes of the December 7, 2016 Planning Commission Meeting

**Attachments:** [December 7, 2016 Meeting Minutes](#)

a. Minutes from the December 7, 2016, Regular Meeting.  
Commissioner Campbell moved to approve the December 7, 2017, Minutes as submitted. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

No public present to comment

**VI. PROCLAMATIONS AND PRESENTATIONS**

None scheduled

**VII. RESOLUTIONS**

[17-059](#) Posting Locations - Resolution P17-01

**Attachments:** [PC Cover 02.15](#)  
[Resolution P17-01](#)

Mrs. Sawyer presented the annual housekeeping resolution designating Town

Hall and the U.S. Post Office for posting all notices and agendas for the Planning Commission.

Commissioner Harrison moved to approve Resolution P17-01, A Resolution Regarding The Posting Locations For Notice of Public Meetings. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

#### [17-057](#)

PUBLIC HEARING - A Resolution By The Planning Commission Of The Town Of Erie, Colorado Favorable To The Special Review Use For The Longs Peak Sprinkler Business, A Contractor's Shop And Storage Yard, At 460 Jones Court, Austin Industrial Park, Lot 8, Town Of Erie, Colorado.

**Attachments:** [17-057 Staff Memo - 460 Jones Ct](#)  
[17-057 Resolution - 460 Jones Ct](#)  
[17-057 Applicant Materials - 460 Jones Ct](#)

#### **2. PUBLIC HEARING – AUSTIN INDUSTRIAL PARK LOT 8 SPECIAL REVIEW USE – Resolution P17-02.**

Chairman Bottenhorn opened the Public Hearings at 6:33 p.m., noting that the Special Review Use and Site Plan would be considered together.

Mrs. Bachelder presented the applications, background, outlined the processes and entered the documents into the record.

Mickey Leyba, Pieramontes Group, represented the applicant, providing pictures of the site and showed the color choices that had been selected for the building. She was also available to answer any questions.

There was no public comment.

Commissioner questions and comments covered the fencing material and confirmation the parking lot would be constructed.

Chairman Bottenhorn closed the public hearings at 6:52 pm.

Commissioner Campbell moved approval of Resolution P17-02, A Resolution By The Planning Commission Of The Town Of Erie, Colorado, Favorable To The Special Review Use For The Longs Peak Sprinkler Business, A Contractor's Shop And Storage Yard, At 460 Jones Court, Austin Industrial Park, Lot 8 Town Of Erie, Colorado. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

#### [17-056](#)

PUBLIC HEARING - A Resolution By The Planning Commission Of The Town Of Erie, Colorado Favorable To The Site Plan For 460 Jones Court, Austin Industrial Park, Lot 8, Town Of Erie, Colorado.

**Attachments:** [17-056 Staff Memo - 460 Jones Ct](#)  
[17-056 Resolution - 460 Jones Ct](#)  
[17-056 Referrals - 460 Jones Ct](#)  
[17-056 Applicant Materials - 460 Jones Ct](#)

#### **3. PUBLIC HEARING – AUSTIN INDUSTRIAL PARK LOT 8 SITE PLAN – Resolution P17-03**

Commissioner Campbell moved approval of Resolution P17-03, A Resolution By The Planning Commission Of The Town Of Erie, Colorado, Favorable To The Site Plan For 460 Jones Court, Austin Industrial Park, Lot 8, Town Of Erie, Colorado. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

**VIII. GENERAL BUSINESS**[17-078](#)

A Sketch Plan Review of Parkdale (Erie Gateway South)

Attachments: [A Staff Memo](#)[B Sketch Plan](#)[C Applicant Materials](#)[D OSTAB Referral Comments](#)**1. SKETCH PLAN REVIEW OF PARKDALE (ERIE GATEWAY SOUTH)**

Mr. Bjerkaas presented the proposed sketch plan for Parkdale, a 218 acre development proposing 550 single family detached homes with 102 paired homes.

John Prestwich, PCS Group and Chris Elliot with the ownership group, discussed the challenges and benefits of the project and were available to address questions and concerns.

Planning Commission comments covered overall approval of the general look and the new County Line Road connection at Highway 7; clarification was provided for the width of the travel lanes and buffers thru the residential areas; how will businesses on South Main and the storage facility be affected with the roadway change; would Highway 7 be realigned; desire to keep major traffic out of our neighborhoods; effect of Lafayette Wastewater Plant emissions on prospective homeowners; current condition and treatment of wetlands; will additional adjoining properties be included in project; timing of road realignment; product diversity; and development timing.

**IX. STAFF REPORTS**

None.

**X. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

None.

**XI. ADJOURNMENT**

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the February 15, 2017, Regular Meeting of the Planning Commission at 7:32 p.m.