

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, March 15, 2017

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the March 15, 2017 Planning Commission Meeting to order at 6:32pm.

II. ROLL CALL

Roll Call:

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

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the agenda of the March 15, 2017 Planning Commission Meeting. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[17-119](#) Minutes of the March 1, 2017 Planning Commission Meeting

Attachments: [3-1-2017 PC Draft Meeting Minutes](#)

Commissioner Gippe moved to approve the minutes of the March 1, 2017 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. PROCLAMATIONS AND PRESENTATIONS

There were no Proclamations or Presentations scheduled.

VII. RESOLUTIONS

[17-123](#) PUBLIC HEARING: Wise Farms Zoning Map, Rezoning

Attachments: [17-123 Staff Memo Wise Farms Rezoning](#)
[17-123 Resolution Wise Farms Rezoning](#)
[17-123 Application Materials Wise Farms Rezoning](#)

[17-124](#) PUBLIC HEARING: Wise Farms PUD Zoning

Attachments: [17-124 Staff Memo Wise Farms PUD](#)
[17-124 Resolution Wise Farms PUD](#)
[17-124 Application Materials Wise Farms PUD](#)

17-125 PUBLIC HEARING: Wise Farms Preliminary Plat

Attachments: [17-125 Staff Memo Wise Farms Preliminary Plat](#)
[17-125 Resolution Wise Farms Preliminary Plat](#)
[17-125 Application Materials Wise Farms Preliminary Plat](#)
[17-125 Development Reports](#)
[17-125 Referrals Wise Farms Preliminary Plat](#)
[17-125 Public Comment Wise Farms Preliminary Plat](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item No. 17-123, Agenda Item No. 17-124 and Agenda Item No. 17-125 at 6:33pm.

Hannah Hippely, Senior Planner, presented the Wise Farms Zoning Map and Rezoning, PUD Zoning and Preliminary Plat.

Chairman Bottenhorn asked that all those wishing to give testimony on tonight's Public Hearing raise their hand to be sworn in at 6:51pm.

The applicant, Jim Dullea, also gave a presentation and provided follow up information regarding the Wise Property.

Chairman Bottenhorn opened up the meeting to Public Comment at 7:07pm.

Public Comment was taken from the following:

Kit Wagner - 11810 & 11826 Jasper Road, Erie
Jerry Heim - 11711 Billings Avenue, Lafayette
Rebecca Waugh - 515 Front Street, Louisville
Brian Carlson - 4100 N. 119th Street, Lafayette
Carl Volz - 11587 Jasper Road, Erie
Mary Volz - 11587 Jasper Road, Erie
Nancy Pugh - 12234 Jay Road, Erie
Rex Meeker - 11375 Jasper Road, Erie
Dennis Nowak - 11577 Billings Avenue, Lafayette
David Brown - 11848 Billings Avenue, Lafayette
Elizabeth Landen - 4113 N. 109th Street, Erie
James Elke - 4038 N. 119th Street, Lafayette
Aaron Levey - 906 Weston Circle, Erie
Robin Phillips - 11843 Billings Avenue, Lafayette
Jenny Elke - 4038 N. 119th Street, Lafayette
Tanya Dollhouse - 11775 Billings Avenue, Lafayette

Public comments consisted of concern for the rezoning and maintaining consistency of the area, adverse impact on other properties, historical resources, traffic issues, water concerns, and maintaining quality and longevity. Several individuals mentioned that they are not against development but they would like to see the area remain rural.

As public comment ended, Commissioner Bottenhorn called for a break at 7:48pm.

Commissioner Bottenhorn reconvened the meeting at 7:54pm.

Once questions/comments were answered and heard from the Commissioners, Chairman Bottenhorn closed the Public Hearing at 8:57pm.

Agenda Item No. 17-123 PUBLIC HEARING: Wise Farms Zoning Map, Rezoning
Commissioner Fraser moved to approve Agenda Item No. 17-123, Resolution P17-05. The motion, seconded by Commissioner Campbell, carried with all voting in favor with the exception of Commissioners Gippe and Hedahl who voted no.

Agenda Item No. 17-124 PUBLIC HEARING: Wise Farms PUD Zoning
Commissioner Fraser moved to approve Agenda Item No. 17-124, Resolution P17-06. The motion, seconded by Commissioner Campbell, carried with all voting in favor with the exception of Commissioners Gippe and Hedahl who voted no.

Agenda Item No. 17-125 PUBLIC HEARING: Wise Farms Preliminary Plat
Commissioner Fraser moved to approve Agenda Item No. 17-125, Resolution P17-07. The motion, seconded by Commissioner Campbell, carried with all voting in favor with the exception of Commissioners Gippe and Hedahl who voted no.

VIII. GENERAL BUSINESS

There were no General Business items scheduled.

IX. STAFF REPORTS

Staff has nothing new to report tonight.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

There are no Commissioner reports or discussion items.

XI. ADJOURNMENT

Chairman Bottenhorn adjourned the March 15, 2017 Planning Commission meeting at 9:09pm.