

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, March 18, 2020

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

The March 18, 2020 Planning Commission Meeting was held virtually through Zoom. Town Staff members, Deborah Bachelder, Hannah Hippely, Melinda Helmer and Michael Shippee were available on site at Town Hall for this meeting.

Chairman Bottenhorn called the March 18, 2020 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:

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

III. APPROVAL OF THE AGENDA

Vice Chairman Harrison moved to approve the Agenda of the March 18, 2020 Planning Commission Meeting. The motion was seconded by Commissioner Witt.

Chairman Bottenhorn called for a Roll Call Vote:

Commissioner Witt - Yes
Commissioner Fraser - Yes
Commissioner Ames - Yes
Commissioner Zuniga - Yes
Commissioner Hedahl - Yes
Vice Chairman Harrison - Yes
Chairman Bottenhorn - Yes

IV. APPROVAL OF MINUTES

[20-166](#)

Approval of the March 4, 2020 Planning Commission Meeting Minutes

Attachments: [3-4-2020 PC Meeting Minutes](#)

Commissioner Ames moved to approve the Meeting Minutes of the March 4, 2020 Planning Commission Meeting. The motion was seconded by Vice Chairman Harrison.

Chairman Bottenhorn called for a Roll Call Vote:

Commissioner Witt - Yes
Commissioner Fraser - Yes
Commissioner Ames - Yes
Commissioner Zuniga - Yes
Commissioner Hedahl - Yes
Vice Chairman Harrison - Yes
Chairman Bottenhorn - Yes

V. PUBLIC COMMENTS

There were no Public Comments by email or call in.

VI. GENERAL BUSINESS

20-155

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Approving a Site Plan for Nine Mile Corner Lot 1 and Lot 3.

Attachments: [Resolution](#)

[Site Plan](#)

[Staff Memo](#)

[Part-1 Application Materials](#)

[Part-2 Application Materials](#)

[Part-3 Application Materials](#)

[Part-4 Application Materials](#)

[Part-5 Application Materials](#)

[Part-6 Application Materials](#)

[Part-7 Application Materials](#)

[Referral Comments](#)

[Notice](#)

[Neighborhood Meeting](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item #20-155/Resolution P20-08 and for Agenda Item #20-156/Resolution P20-09 at 6:34pm.

Hannah Hippely, Senior Planner, gave a presentation to the Commission on these Agenda Items for the Site Plans at Nine Mile Corner. Ms. Hippely noted that approval of Resolution P20-08 would need to be amended to include the following condition: Prior to issuance of a Public Improvement Permit or Building Permit, the existing prescriptive ditch easement for the Boulder Canyon Ditch shall be vacated.

The applicants Tyler Carlson of Evergreen Devco; Jeff Wikstrom of Evergreen Devco; and Chris Muir of Norris Design, were available in the virtual meeting to answer any questions, comments, or concerns.

Chairman Bottenhorn opened this portion of the meeting up for any Public Comments.

Chairman Bottenhorn asked if there were any emailed public comments available to be entered into the record.

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development, noted that staff and the Commission should have received an email from Michael Barchas, 3950 Beasley Drive, Erie, CO to be entered into the record for Public Comment.

Chairman Bottenhorn asked if there were any calls waiting to provide Public Comment.

Melinda Helmer, Secretary to the Planning Commission, noted that there was 1 phone call waiting to give Public Comment. Ms. Helmer brought the caller into the virtual meeting to provide comment.

Chairman Bottenhorn asked the caller to provide his name, information and that they would have 3 minutes to provide comment.

The caller stated his name as M. Barchas from Beasley Drive, Erie, CO and that he sent an email in to the Commission. Mr. Barchas's concerns were regarding the light pollution, any changes to the site plan and access to/from this project.

Chairman Bottenhorn brought it back to the Commission for any questions/comments of staff or the applicant.

Some questions/comments of the Commission included the following:

- Access off of Highway 287
- Exiting/entrance from Arapahoe Road
- Is this different from the initial concept plan shown to the public
- Access at southwest corner connecting apartments to Highway 287
- Signalization at Beasley Drive
- Commercial Site - Is this building/store set up different from the other Lowe's buildings
- Light pollution (regarding email received for Public Comment)
- Potential for crime (regarding email received for Public Comment)
- Lake (beauty)
- Buffer of land
- Developer did an admirable job working with the surrounding neighbors
- Stop sign at commercial property - blind spot
- Progression of same plan as it becomes more detailed
- Highway 287 on southwest corner coming in - 2nd access being used as cut-through
- Landscape buffer
- Further landscape information outside of the property line
- Traffic increase
- Do we have control over the types of establishments in the retail spaces
- Housing area - carriage house
- Distance from back of homes to Arapahoe Road (Beasley Drive)
- Utilities/tree locations along north side of Arapahoe Road
- Easement planting
- Traffic/additional lanes
- West of Arapahoe Road/ability to go left into complex
- Cut-through traffic
- Number of parking spaces at apartments
- RTD bus service
- Quick overview of changes to the Site Plan
- Multi-family - 4 story buildings
- Clubhouse centralization/location
- 2 pad sites - intersection/4 sided architecture
- Site wall & signage

Chairman Bottenhorn checked if there were any other call ins for Public

Comment. There was 1 more call waiting. Ms. Helmer brought the caller into the virtual meeting to give public comment.

Chairman Bottenhorn asked the caller to provide his name, information and that they would have 3 minutes to provide comment.

The caller stated his name again as M. Barchas from Beasley Drive, Erie, CO. Mr. Barchas asked if the Commission would delay the Public Hearing until he is able to meet with the developers and Town staff regarding the project.

Chairman Bottenhorn explained the Public Hearing process to Mr. Barchas. Chairman Bottenhorn noted that staff and the applicant would be able to reach out to him to answer any additional questions he may have.

The applicant, Tyler Carlson, stated that he would be happy to meet with Mr. Barchas and Senior Planner, Hannah Hippely noted that she would reach out to Mr. Barchas, as well.

As there were no further calls on the line for Public Comment, Chairman Bottenhorn brought it back to the Commission for any final comments.

Chairman Bottenhorn asked if there was a motion regarding Agenda Item #20-155/Resolution P20-08.

Commissioner Zuniga moved to approve Agenda Item #20-155/Resolution P20-08. The motion was seconded by Commissioner Witt. This motion would include the amended condition as stated earlier by Ms. Hippely.

Chairman Bottenhorn called for a Roll Call Vote on this Agenda Item and Resolution:

Commissioner Witt - Yes
Commissioner Fraser - Yes
Commissioner Ames - Yes
Commissioner Zuniga - Yes
Commissioner Hedahl - Yes
Vice Chairman Harrison - Yes
Chairman Bottenhorn - Yes

Chairman Bottenhorn asked if there was a motion regarding Agenda Item #20-156/Resolution P20-09.

Vice Chairman Harrison moved to approve Agenda Item #20-156/Resolution P20-09. The motion was seconded by Commissioner Ames.

Chairman Bottenhorn called for a Roll Call Vote on this Agenda Item and Resolution:

Commissioner Witt - Yes
Commissioner Fraser - Yes
Commissioner Ames - Yes
Commissioner Zuniga - Yes
Commissioner Hedahl - Yes
Vice Chairman Harrison - Yes
Chairman Bottenhorn - Yes

[20-156](#)

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Approving with Conditions a Site Plan for Nine Mile Corner Lot 11, Tract G and Tract H.

Attachments: [Resolution](#)

[Site Plan](#)

[Staff Memo](#)

[Part-1 Application Materials](#)

[Part-2 Application Materials](#)

[Part-3 Application Materials](#)

[Part-4 Application Materials](#)

[Part-5 Application Materials](#)

[Referral Comments](#)

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VII. STAFF REPORTS

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development noted that there would be a Public Hearing at our next meeting in April. If current events continue into April, we may be conducting that meeting virtual as well.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Chairman Bottenhorn stated his appreciation of staff for putting together the virtual meeting in a short amount of time and recognizes staff for their efforts.

IX. ADJOURNMENT

Chairman Bottenhorn adjourned the March 18, 2020 Planning Commission Meeting at 7:53pm.