

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, January 15, 2025

6:30 PM

In Person Meeting

To View Meeting Virtually on Zoom:

**Council Chambers
<https://bit.ly/15January25PCMtg>**

To Sign Up for Public Comment: www.erieco.gov/PublicComment

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Burns called the January 15, 2025 Planning Commission Meeting to order at 6:31 p.m.

II. ROLL CALL

Roll Call:
Commissioner Booth - present
Commissioner Hemphill - present
Commissioner Dreckman - present
Commissioner Braudes - present
Commissioner Baham - present
Vice Chair Laws - present
Chair Burns - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Braudes moved to approve the agenda of the January 15, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Booth, carried with the following roll call vote:

Commissioner Booth - yes
Commissioner Hemphill - yes
Commissioner Dreckman - yes
Commissioner Braudes - yes
Commissioner Baham - yes
Vice Chair Laws - yes
Chair Burns - yes

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[25-041](#) Approval of the Dec. 18, 2024 Planning Commission Meeting Minutes

Attachments: [Dec. 18, 2024 Planning Commission Meeting Minutes](#)

Commissioner Dreckman moved to approve the minutes of the December 18, 2024 Planning Commission Meeting with an amendment to Agenda Item 24-555 correcting the mention of Vice Chair Laws to Chair Burns. The motion, seconded by Vice Chair Laws, carried with the following roll call vote:

Commissioner Booth - yes
Commissioner Hemphill - yes
Commissioner Dreckman - yes
Commissioner Braudes - yes
Commissioner Baham - yes
Vice Chair Laws - yes
Chair Burns - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

No public comment was taken.

VI. GENERAL BUSINESS

[25-042](#) Parking Management

Attachments: [Presentation](#)

Chair Burns announced Agenda Item 25-042:

Chair Burns turned it over to staff for a presentation.

John Firouzi, Transportation and Mobility Manager, gave a presentation to the Commission on the agenda item.

Chair Burns brought it back to the Commission for any questions/comments of staff.

Some questions/comments included the following:

- Town subsidization of parking.
- Removal or reduction of parking minimums.
- Developers and parking requirements specific to property use to encourage minimal parking and parking areas.
- Town enforcement of parking regulations and associated costs.
- Cars remaining in the same parking spot for lengthy periods of time.
- The Strategic Framework and retail parking for small and bigger businesses.
- Regulations for strategic areas/zones perhaps tied to zoning.
- Incentives to utilize unused/excess retail parking spots and areas.
- Fee in lieu if a developer does not want to limit parking to specified minimums.
- Interface between heavily concentrated commercial parking and residential parking.
- Parking management strategies to include shared parking agreements and permits.
- Frequency of developers seeking reductions in parking requirements.
- Implementation of the strategic framework on new development.
- Town residents and their engagement with future parking management strategies.
- Bike parking.
- The Parking Management Strategic Framework as it relates to the Parking section of the UDC.
- Population growth triggering the need for multiple strategies; perhaps to include parking garages in areas like Downtown.
- Shuttle busses.
- Use of pervious material for parking lot surfaces.
- Value of parking assets and the meaning behind Free Parking versus Paid Parking and the restriction of parking to include time limits.
- Monetization of parking to create a revenue stream and how it relates to the cost of maintenance and enforcement.
- Block by block situations related to restricted parking.
- Concentrated paid parking and its effect on surrounding neighborhoods.
- Dynamic aspect to the strategic “Dials” for parking management as it relates to changes to areas within the Town.
- Parking restrictions as they relate to HOA covenants and their enforcement.
- Liability associated with shared parking.

- Parking visibility requirements and limitation of pedestrian interaction with parking spots.
- UDC having parking area setback and landscape buffer requirements and design elements to promote safety.
- Parking situation in Carmel, Indiana.
- Town property owners absorbing the burden associated with parking costs to include maintenance.

The Commission thanked staff for the presentation and update.

VII. STAFF REPORTS

Kelly Driscoll, Planning Manager, reported on the following:

- Next Planning Commission Meeting scheduled for February 5, 2025.
- Bi-annual Planning Commission Report to Town Council.
- Parks and Recreation to update the PROST Plan involving a Primary and Alternate representative from the Planning Commission to serve on the Stakeholder Committee.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Chair Burns reported on the following:

- Town Security Training

Commissioner Hemphill reported on the following:

- Possibility for a voice vote for approval of Agendas and Meeting Minutes.

Vice Chair Laws reported on the following:

- Recognition and show of solidarity and support for those affected by the Southern California wildfires.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the January 15, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Chair Burns adjourned the January 15, 2025 Planning Commission Meeting at 7:39p.m.