

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, July 1, 2026

6:30 PM

In-Person Meeting

Link to Watch or Comment Virtually: <https://bit.ly/1July26PCMTg>
Council Chambers
To Sign Up for Public Comment: www.erieco.gov/PublicComment

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Sawusch called the July 1, 2026 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:

Commissioner Leef - present
Commissioner Braudes - present
Commissioner Booth - present
Commissioner Schatz - present
Commissioner Hemphill - present
Vice Chair Dreckman - present
Chair Sawusch - present

A quorum was present

III. APPROVAL OF THE AGENDA

Commissioner Booth moved to approve the agenda of the July 1, 2026 Planning Commission Meeting. The motion, seconded by Vice Chair Dreckman carried with the following vote:

Commissioner Leef - yes
Commissioner Braudes - yes
Commissioner Booth - yes
Commissioner Schatz - yes
Commissioner Hemphill - yes
Vice Chair Dreckman - yes
Chair Sawusch - yes

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[2026-415](#) Approval of the June 17, 2026 Planning Commission Meeting Minutes

Attachments: [June 17, 2026 Planning Commission Meeting Minutes](#)

Commissioner Hemphill moved to approve the meeting minutes of the June 17, 2026 Planning Commission Meeting. The motion, seconded by Commissioner Braudes carried with the following roll call vote:

Commissioner Leef - yes
Commissioner Braudes - yes
Commissioner Booth - yes
Commissioner Schatz - yes
Commissioner Hemphill - yes
Vice Chair Dreckman - yes
Chair Sawusch - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

There was no public comment.

VI. GENERAL BUSINESS

[2026-400](#) Discussion of Annual Report to Town Council

Attachments: [Presentation](#)

As Chair Sawusch prepared to take his seat at the presenters table, he turned the responsibilities of Chair to Vice Chair Dreckman.

Vice Chair Dreckman announced Agenda Item 2026-400: Discussion of Annual Report to Town Council. Vice Chair Dreckman turned it over to Chair Sawusch for a presentation.

Chair Sawusch opened the presentation by sharing the report slides to guide the discussion.

The Planning Commission discussed with detail the Annual Report to Town Council, including the Planning Commission Work Plan. Commissioner Hemphill notes that he would request a font change to the Commission Work Plan. The change was approved.

[2026-401](#) Discussion in Preparation of Joint Study Session with Council

Vice Chair Dreckman announced Agenda Item 2026-401: Discussion in Preparation of Joint Study Session with Town Council.

Vice Chair Dreckman turned it over to Chair Sawusch for a presentation.

Chair Sawusch delivered a presentation pertaining to the Town Council and Planning Commission's Joint Study Session.

Chair Sawusch noted a tentative list of items to be discussed on July 21st with Town Council. They included the following:

Prop 123 Fast Track:

Chair Sawusch gives general background information on the Town of Erie's attempts at affordable housing, including comprehensive plan updates in past years.

Chair Sawusch also included a timeline of events, which involved other counties, such as Boulder County and their involvement in increasing housing choice and affordability.

Prop 123 was a ballot initiative that set a dedicated fund that would be used for the purpose of attainable housing. Chair Sawusch also went on to outline the details of the funding in the prop/bill and to talk about how the proposition was to be made actionable.

Chair Sawusch explained how the town used the ARPA funds - including buying down development cost of multiple development projects, including the Cheesman and Page properties. Chair Sawusch goes on to explain the timeline and implementation plan of Erie's involvement in the implementation of Prop

123, including offering flexibility on projects that had at least 12 percent affordable living units.

Chair Sawusch asked for questions, comments, and concerns from the commission pertaining to the joint session and the items that will be discussed, particularly Prop 123 topics/discussion. Commissioner Braudes asked about what will be the 90 day period. Chair Sawusch asked Senior Strategic Planner, Josh Campbell to speak on behalf of staff pertaining to the timeline of affordable housing information. Commissioner Hemphill brought up a resolution that was drafted/proposed at a previous meeting. Commissioner Braudes noted that a minimum of 12 percent affordable housing proposal would be enough to incentivize a fast track review process. Josh Campbell returned to the podium to give comments on Affordable Housing information, including details on the affordable housing project at the Cheesman Street residences.

Commissioner Leef echoed Commissioner Braudes' comments in terms of adding incentives to affordable projects.

Chair Sawusch, Commissioner Braudes, and Commissioner Leef shared thoughts on existing affordability and density concerns, particularly in Erie.

Deputy Director Driscoll outlines the intent of the joint session, particularly the focus on Prop 123 and noted that items such as incentives will be explored in the UDC update.

Comprehensive Plan Amendment:

Chair Sawusch asked Deputy Director Driscoll to explain what the amendment was intended to enact. Deputy Director Driscoll and Josh Campbell spoke about the areas that would be affected in order to establish a new residential low and residential medium "intermediary" land use designation.

There is also an intent to amend/update the future land use map.

Chair Sawusch notes the need for further updates to be brought forth by the commission.

2026/2027 P&D Work Plan Overview:

Deputy Director Driscoll shares details on P&D's plan to address short term rentals, update the Unified Development Code and develop an ADU incentive program.

PC Roles & Responsibilities:

Chair Sawusch discusses the role of the Planning Commission and the potential to take on additional tasks and responsibilities and asks for feedback from the Planning Commission.

Commissioner Schatz notes the table in UDC section 7.1.1 as the "key" to establishing a path towards expanding the Planning Commission's role in the

decision making process.

Commissioner Booth speaks/questions what other municipalities are doing to be more directly involved in Land Use processes.

Chair Sawusch comments on past discussions and efforts to change Planning Commission involvement and processes, particularly initial zoning and annexation.

Commission discussion ensues on whether the UDC would give way for potential changes in changes to the Planning Commission's roles and responsibilities. Chair Sawusch goes on to note Town Council's potential willingness to promote changes to the Planning Commission's role.

Commissioner Leef notes his agreement towards the Planning Commission's openness to expanding their role.

Commissioner Schatz notes the difficulty in expanding the Commission's role without amending the UDC.

Commissioner Hemphill comments on the different schools of thought of giving the Planning Commission more decision-making authority; including the potential for added efficiency, but the negative potential of taking the public's engagement in the input process due to the Planning Commission not being an elected body. Commissioner Hemphill expresses the need to balance this in discussion about potential changes to the Commission's roles/responsibilities.

Chair Sawusch notes the different processes that may exist to still permit public input.

Commissioner Schatz notes that there's a broader responsibility that the commission is attempting to address and that the intent is not to take away public input.

Chair Sawusch shares added thoughts on the benefits of having discussions which involve the Planning Commission's Roles & Responsibilities.

Chair Sawusch asks staff about the Growth Management Plan.

Deputy Director Driscoll shares that the Growth Management Plan is an effort by multiple departments to coordinate the town's growth as it pertains to infrastructure and keeping up with the growing demand of development, particularly the water management policy.

Chair Sawusch asks if it's possible to get other departments, specifically infrastructure planning, to share information on Growth Management.

Commissioner Braudes supports the idea of potentially getting other department presentations as it pertains to Growth Management.

Chair Sawusch notes the needs to establish an "ask" of Town Council to enhance and establish the Planning Commission's current roles and responsibilities.

Commissioner Braudes notes that the town charter and the UDC may not specifically limit the Planning Commission's potential expansion on decision

making on certain applications.

Chair Sawusch comments on the need from approval for Town Council to add approval and/or advisory authority.

Deputy Town Attorney Eliot Schaefer responds with noting that it would not be a unwise to seek approval authority from Town Council and to check with staff as to the feasibility of adding additional authority to the Planning Commission.

Chair Sawusch echoes the Town Attorney's thoughts on running this past Town Council. Chair Sawusch goes on to thank staff and the commission for sharing their comments and questions.

VII. STAFF REPORTS

Kelly Driscoll, Deputy Director of Planning & Development thanked Josh Campbell, Senior Strategic Planner for his involvement in Affordable Housing and for attending this evening's meeting.

Deputy Director Driscoll introduced the department's new Planning Manager, Darryll Wolnik and mentions that he will start attending future Planning Commission meetings.

Deputy Director Driscoll also notes the transition to a new agenda software, starting in August.

Deputy Director Driscoll goes on to mention that the next Planning Commission meeting will be on July 15th.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Schatz mentions that he will be absent in-person for the next July 15th meeting - he will look to join virtually.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the July 1, 2026 Planning Commission Meeting.

The motion, seconded by Vice Chair Dreckman, carried with all voting in favor thereof.

Chair Sawusch adjourned the July 1, 2026 Planning Commission Meeting at 8:06pm.

Translation Services