

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## Meeting Minutes

**Wednesday, July 17, 2024**

**6:30 PM**

**In Person Meeting**

**Virtual Link for Viewing & Public Comment Only:**

**Council Chambers  
<https://bit.ly/17Jul24PCMtg>**

**Planning Commission**

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

Chair Burns called the July 17, 2024 Planning Commission Meeting to order at 6:31pm.

## II. ROLL CALL

Roll Call:

Commissioner Braudes - present  
Commissioner Dreckman - present  
Commissioner Baham - absent  
Commissioner Hemphill - present  
Commissioner Booth – absent excused  
Vice Chair Laws - present  
Chair Burns - present

A quorum was present.

## III. APPROVAL OF THE AGENDA

Commissioner Hemphill moved to approve the agenda of the July 17, 2024 Planning Commission Meeting. The motion, seconded by Vice Chair Laws, carried with the following roll call vote:

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

Motion passes unanimously.

## IV. APPROVAL OF MINUTES

[24-346](#) Approval of June 26, 2024 Planning Commission Special Meeting Minutes

**Attachments:** [July 26, 2024 Planning Commission Special Meeting Minutes](#)

Commissioner Braudes moved to approve the Meeting Minutes of the June 26, 2024 Planning Commission Meeting. The motion, seconded by Vice Chair Laws, carried with the following roll call vote:

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

Motion passes unanimously.

## V. PUBLIC COMMENTS

Public comment was taken from the following:

Christine Hackett Eisenberg 798 Limestone Dr.  
Regarding Elevate Erie:

- Resources for Open Space and Parks & Recreation.
- Smalltown feel, sense of community, and high density.
- Care for nature, preserving the character of Old Town, and managing growth.
- Longer period of time for Town Council to review.
- Bigger public engagement.
- The Scenarios don't indicate street names and existing uses. Scenarios B & C seem to incorporate radical change.

John Mortellaro 1732 Southard St.

Regarding Elevate Erie:

- Maps are not clearly presented – no street names provided.
- Preserving open space, nature, and green space.
- Clarification of the priorities for determining high density and mixed-use areas.
- Community meeting engagement.

Clifford Zwart 1654 Woodward St.

Regarding Elevate Erie, specifically the Comprehensive Plan update:

- Inclusion of Parks and Open Space in the Comprehensive Plan. No overlay provided for parks and open space.
- Impacts of the plan scenarios not clearly presented through existing and possible uses shown in Comprehensive Plan.
- Levels of service and drainage capable of handling the growth that is represented through the Comprehensive Plan.
- Better forums to promote better public input and engagement.

## VI. GENERAL BUSINESS

### [24-329](#)

A Resolution of the Planning Commission of the Town of Erie Finding that the Erie Gateway Phase 1 Urban Renewal Plan is in Conformance with the Town of Erie Comprehensive Plan

**Attachments:** [Resolution P24-10](#)

[Erie Gateway Phase 1 Urban Renewal Plan 1.1.2024](#)

[Planning Commission Notice](#)

[Staff Presentation](#)

Chair Burns announced Agenda Item 24-329: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Erie Gateway Phase 1 Urban Renewal Plan.

Chair Burns opened the presentation at 6:48 pm and turned it over to staff.

Julian Jacquin, Director of Economic Development and Urban Renewal gave a presentation to the Commission on the Erie Gateway Phase 1 Urban Plan.

Chair Burns brought it to the Commission for questions/comments of staff at 6:59

Some questions/comments included the following:

- Similarity between the Elevate Erie plan and the 2015 plan for this area
- Paying for development concerning Metro Districts
- Written recommendation in the form of a vote on the agenda item
- Summerfield plat approval status

- Possibility for future amendments
- URA infrastructure improvements versus developer infrastructure improvements
- Planning and process for future infrastructure improvements south of County Road 10 to Erie Parkway
- URA funding and how and where it is used
- Commissioners thanked staff for their efforts

Chair Burns closed the presentation at 7:09 pm.

Vice Chair Laws moved to approve Resolution P24-10: Erie Gateway Phase 1 Urban Renewal Plan. The motion, seconded by Commissioner Braudes, carried with the following roll call vote:

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

The motion passes unanimously.

[24-331](#)

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Parkdale Masters Property Planned Development - Development Plan Amendment No. 1

**Attachments:** [PC Resolution P24-11](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Proposed PD-DP Amendment](#)  
[Application and Written Narrative](#)  
[Additional Application Materials](#)  
[DRT Review Comments](#)  
[Neighborhood Mtg Summary](#)  
[Public Hearing Notices](#)

Chair Burns announced Agenda Item 24-331: Public Hearing for Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Parkdale Masters PD Amendment.

Chair Burns opened the Public Hearing at 7:11 pm and turned it over to staff.

Harry Brennan, Senior Planner gave a presentation to the Commission on the Parkdale Masters PD.

The applicant, John Prestwich of PCS Group, also provided a presentation and background of the project to the Commission.

Chair Burns opened up the Public Comment portion of the Public Hearing at 7:19 pm.

Public comment was taken from the following:

Christine Hackett Eisenberg 798 Limestone Dr.

- Pocket Parks and Open Space in relation to dwelling units
- Regulations on providing parks and open space

Chair Burns closed the Public Comment portion of the Public Hearing at 7:21pm.

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

Some questions/comments included the following:

- Purpose of the application is to have the ability to build duplexes
- The already approved Final Plat meets parks and open space standards.
- The overall approved plat for Parkdale includes duplex residences
- Allowing duplexes would give flexibility to the products offered for the Parkdale development
- Standards for providing parks and open space for the Parkdale development
- Applications having requirements for Open Space
- Reason for this application to allow duplexes in this area of the Parkdale neighborhood
- The development of Parkdale includes green spaces, greenways, and landscaping

Chair Burns closed the Public Hearing at 7:21pm.

Commissioner Dreckman moved to approve Resolution P24-11: Parkdale Masters PD Amendment. The motion, seconded by Vice Chair Laws, carried with the following roll call vote:

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

The motion passes unanimously.

### [24-345](#)

Update on Elevate Erie

**Attachments:** [Presentation](#)

Chair Burns announced Agenda Item #24-345: A Presentation of an Elevate Erie Update

Josh Campbell and Keiley Gaston, Senior Strategic Planners, gave a presentation and update on the agenda item.

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

Some questions/comments included the following:

- Commissioners thanked staff for their efforts
- Designations that distinguish between Agriculture and Open Space/Protected land
- Overview of the Plan process and team, including consultants

- Advisory stakeholder groups and role
- 2,000+ community touchpoints throughout engagement:
  - Phase 1: Setting the Stage
  - Phase 2: Defining the Direction
  - Phase 3: Scenario Planning
  - Phase 4: Policy Framework & Realizing the plan (upcoming, 6 weeks, with 12 in-person events and online component)
- Future Land use map is visionary, not predictive or regulatory
- Only 1.5 square miles within Town are not already under construction, planned, or entitled, very little developable land remains.
- The creation of the Future Land Use Map includes many variables and aligns with:
  - Comp Plan values
  - Community feedback from engagement
  - Fiscal & Market Analysis
  - Technical and Advisory feedback
- Effectiveness of pop-up engagement efforts, and how public comments have shaped plan
- There is a lot of Open Space in plan
- Mixed use allows people to easily access daily needs in a pedestrian environment

The Commission thanked staff for the presentation and update.

## VII. STAFF REPORTS

Kelly Driscoll, Planning Manager reported on the following:

- Completion of Trainings
- Attendance and notification
- Absences resulting in removal from the Commission

## VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

The Commission reported on and discussed the following:

- Upcoming National Planning Conference and making a presentation on topics there.
- Issues with agenda packet downloading
- Future discussion over Parking issues and requirements in the works
- Working session on implications of Quasi-Judicial evaluation process as it relates to General Welfare and incorporation of General Welfare into deliberations.

## IX. ADJOURNMENT

Commissioner Dreckman moved to adjourn the July 17, 2024 Planning Commission Meeting. The motion, seconded by Commissioner Hemphill, carried with all voting in favor thereof.

Chair Burns adjourned the July 17, 2024 Planning Commission Meeting at 8:15 pm.