

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, October 16, 2024

6:30 PM

In Person Meeting

Virtual Link for Viewing & Public Comment Only:

Council Chambers
<https://bit.ly/16Oct24PCMtg>

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Vice Chair Laws called the October 16, 2024 Planning Commission Meeting to order at 6:30 pm.

II. ROLL CALL

Roll Call:
Commissioner Booth - present
Commissioner Hemphill - present
Commissioner Dreckman - absent excused
Commissioner Braudes - present
Commissioner Baham - present late arrival at 6:34pm
Vice Chair Laws - present
Chair Burns - absent excused

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Booth moved to approve the agenda of the October 16, 2024 Planning Commission Meeting. The motion, seconded by Commissioner Braudes, carried with the following roll call vote:
Commissioner Booth - yes
Commissioner Hemphill - yes
Commissioner Braudes - yes
Vice Chair Laws - yes

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[24-470](#) Approval of the September 18, 2024 Planning Commission Meeting Minutes

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

Commissioner Hemphill moved to approve the minutes of the September 18, 2024 Planning Commission Meeting. The motion, seconded by Commissioner Booth, carried with the following roll call vote:
Commissioner Booth - yes
Commissioner Hemphill - yes
Commissioner Braudes - yes
Vice Chair Laws - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

No public comment was taken.

VI. GENERAL BUSINESS

[24-471](#) A Resolution of the Planning Commission of the Town of Erie

Recommending that the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Regarding Natural Medicine

Attachments: [Resolution P24-15](#)

[Ordinance](#)

[Staff Report](#)

[Staff Presentation](#)

Vice Chair Laws announced Agenda Item 24-471: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10 Of the Erie Municipal Code Regarding Natural Medicine.

Vice Chair Laws opened the Public Hearing at 6:34 p.m. and turned it over to staff.

Kelsey Thede, Deputy Town Clerk, and Kelly Driscoll, Planning Manager, gave a presentation to the Commission on the agenda item.

Vice Chair Laws opened the Public Comment portion of the Public Hearing at 6:42 p.m. and asked if there was anyone in attendance to give comment on this agenda item.

No public comment was taken.

Vice Chair Laws closed the Public Comment portion of Public Hearing at 6:43 p.m.

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

Some questions/comments included the following:

- Zoning Districts proposed for allowing the retail sale of Natural Medicine compared to those allowed for the retail sale of Marijuana.
- Proposed distance of required separation for Natural Medicine retail businesses from Schools and Daycares compared to those distances required for Marijuana retail businesses.
- The section of the proposed ordinance related to hazardous material where Carbon Dioxide is noted as being one.
- Reasoning behind the limitation of the sale of Natural Medicine to exclude administration at healing centers on Sundays.
- A scenario where if a Natural Medicine business were to be legally established and a school and/or daycare were subsequently established at a location that did not conform to the required separation distance.
- Possibility of the limitation of the number of Natural Medicine stores.
- Vehicle signage regulations

Vice Chair Laws closed the Public Hearing at 6:48 p.m. and asked if there was a motion on the agenda item.

Commissioner Braudes moved to approve Agenda Item 24-471: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10 Of the Erie Municipal Code Regarding Natural Medicine. The motion, seconded by Commissioner Hemphill,

carried with the following roll call vote:

Commissioner Booth - yes
Commissioner Hemphill - yes
Commissioner Braudes – yes
Commissioner Baham - yes
Vice Chair Laws - yes

Motion passes unanimously.

[24-464](#)

Final Draft Transportation & Mobility Plan Presentation

Attachments: [Transportation and Mobility Plan Draft Presentation](#)

Vice Chair Laws announced Agenda Item 24-464: Final Draft Transportation & Mobility Plan Presentation

Vice Chair Laws turned it over to staff for a presentation.

Miguel Aguilar, Senior Transportation Planner, gave a presentation to the Commission on the agenda item and clarified that the presentation is an update to the Transportation & Mobility Plan.

Vice Chair Laws opened the presentation up for Public Comment and asked if there was anyone in attendance to give comment on this agenda item.

Public comment was taken from the following:

Christine Hackett Eisenberg, 798 Limestone Dr. gave comment on the following:

- Choke points east to west entering the Town of Erie as evidenced in the Transportation & Mobility Plan (TMP) traffic count data for the existing conditions summary pertaining to highest daily traffic.
- Comprehensive Plan's estimated population growth as it relates to the TMP.
- TMP as it relates to bicycle use and pedestrian activity.
- TMP projected roadway improvements and the funding of projects.
- TMP projected roadway improvements working together to address choke points in consideration of estimated population growth.

Clifford Zwart, 1654 Woodward St. gave comment on the following:

- Relationship between the Comprehensive Plan and the Transportation & Mobility Plan (TMP) in terms of infrastructure, especially related to traffic.
- Accuracy of traffic studies as they relate to proposed development projects.
- Accuracy of traffic studies as they relate to the TMP.
- Planned CDOT road expansions as they relate to choke points
- Comprehensive Plan update and change in density and potential impact on infrastructure, especially related to traffic
- Seeking an overlay between the TMP and the Comprehensive Plan to show a bigger vision.

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

Some questions/comments included the following:

- A Vision Statement with the inclusion of language pertaining to Safety.
- TMP deferring to Erie Engineering Standards. The frequency of and what's

involved with updating the Engineering Standards.

- Engineering standards referencing use of North American focused transportation standards like the ones provided by the National Association of City Transportation Officials (NACTO) with a possibility of incorporating other transportation standards successfully utilized in other places globally.
- Implementation of transportation standards with the involvement of a Town Engineering review.
- Bike level of travel maps having better representation with differentiating colors
- Transit representation of east-west versus north-south and tracking the use of the flex-ride service to be utilized for analyzing the potential for more fixed transit routes.
- Road widening, as a part of road improvements, its effectiveness and money budgeted for it.
- Budgeted dollar amount for bicycle improvements and road widening improvements
- Developer fees related to transportation budget
- Impact of necessary infrastructure improvements on developer projects
- Public engagement and feedback regarding the TMP and choke points and the specifics to roadway improvements.
- 2021 crash data and crash data updates
- Proposed round-a-bouts and specifics to underpasses
- Plans for action up to the implementation scheduled for 2027
- Burden of funding for implementation of development standard improvements.
- Reviewing of proposed traffic calming and speed mitigation by Emergency Responders.
- Widening and name change of Isabel Road/Erie Parkway.
- The effect of road widening on choke points
- Final draft of TMP and the Planning Commission review of it.
- Referencing project numbers with supplying detailed information about the projects they are tied to.
- 2041 -2050 maximum estimates regarding implementation and funding
- Funding assistance from other jurisdictions for projects on the border or outside the border of the Town
- Number of lanes used for proposed round-a-bouts
- Inclusion of TMP in the Town’s GIS

The Commission thanked staff for the presentation and update.

VII. STAFF REPORTS

Kelly Driscoll, Planning Manager, reported on the following:

- Cancellation of the regularly scheduled November 6, 2024 Planning Commission meeting

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Hemphill reported on the following:

- Ballots are out for voting
- He is running for Town Council
- He would like a specific discussion over bicycle parking and the Codes and Standards involved

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the October 16, 2024 Planning Commission Meeting. The motion, seconded by Commissioner Braudes, carried with all voting in favor thereof.

Vice Chair Laws adjourned the October 16, 2024 Planning Commission Meeting at 7:53 p.m.