

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, March 18, 2026

6:30 PM

In Person Meeting

**Link to Watch or Comment Virtually: <https://bit.ly/18Mar26PCMtg>
Council Chambers
To Sign Up for Public Comment: www.erieco.gov/PublicComment**

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Hemphill called the March 18, 2026 Planning Commission Meeting to order at 6:31pm.

II. ROLL CALL

Roll Call:

Commissioner Booth - present
Commissioner Burns - absent/escused
Commissioner Dreckman - present
Commissioner Sawusch - absent/excused
Commissioner Baham - present
Vice Chair Braudes- present
Chair Hemphill - present

A quorum was present for tonight's meeting.

III. APPROVAL OF THE AGENDA

Commissioner Booth moved to approve the March 18, 2026 Planning Commission Meeting agenda. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[2026-205](#) Approval of the February 18, 2026 Planning Commission Meeting Minutes

Attachments: [Feb. 18 Meeting Minutes](#)

Chair Hemphill requested the following modifications to the February 18, 2026 Planning Commission Meeting Minutes as follows:

Amend the minutes for Agenda Item 2026-100, to include the following sentence after announcing the agenda and before opening the hearing." Agenda Item 2026-1 was closed without objection due to a staff and legal determination that a new Public Hearing was required." This is to help close out the other agenda.

Chair Hemphill moved to approve the February 18, 2026 Planning Commission Meeting Minutes with the noted modifications. The motion, seconded by Vice Chair Braudes, carried with all voting in favor thereof.

Motion passes unanimously.

V. PUBLIC COMMENTS

No public comments were taken.

VI. GENERAL BUSINESS

[2026-118](#) 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 the Use of Manufactured Homes as Dwelling Units

Attachments: [Resolution No. P26-05](#)

[Draft Ordinance](#)

[Staff Report](#)

[Presentation](#)

Chair Hemphill announced Agenda Item 2026-118: 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 the Use of Manufactured Homes as Dwelling Units.

Chair Hemphill noted the time at 6:34pm and turned it over to staff for a presentation.

Kelly Driscoll, Deputy Director of Planning & Development gave background on the agenda item allowing manufactured homes as ADU's, what state law allows, and the proposed changes in the Town's Unified Development Code (UDC). This proposed change is a straightforward change with updated language that would allow manufactured homes as Accessory Dwelling Units.

This amendment is scheduled for the April 14, 2026 Town Council meeting. Staff recommends the Planning Commission adopt this Ordinance amending Title 10 of the Erie Municipal Code Regarding the Use of Manufactured Homes as Dwelling Units.

Chair Hemphill opened it up for discussion and questions of the Commission. Some questions/comments included the following:
- Would tiny homes be part of this?

Commissioner Baham moved to approve Resolution P26-05: 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 the Use of Manufactured Homes as Dwelling Units. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Motion carries unanimously.

[2026-172](#)

Discussion on Proposition 123 Fast Track

Chair Hemphill announced Agenda Item 2026-172: Discussion of Proposition 123 Fast Track.

Chair Hemphill noted the time at 6:40pm and noted that this item is a quick update regarding the joint study session of Town Council and the Planning Commission on June 2, 2026. The Town Council will appoint new Planning Commission members and there will be one meeting prior to this joint session. The Commission can take some time to discuss now or at the May meeting with new Commission members.

There has been interest in discussing the potential expansion of the

Commission's duties and role. Chair Hemphill would like to ensure that the Commission is generally aligned and will work productively with Council in these efforts.

There was some question as to who will lead/run this joint session and if updates will be provided to the Commission. Staff will be in attendance for the study session.

Chair Hemphill requested to have another discussion item added to the 5/20 meeting so the new members can participate and get up to speed.

VII. STAFF REPORTS

Kelly Driscoll provided the Commission with an update on the Planning Commission appointment process. Council narrowed the applicant pool of 11 interested parties down to 6 for the interviews. Interviews will be held in April.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Vice Chair Braudes hoped everyone had a good St. Patrick's Day.

Commissioner Booth clarified the date of Planning Commission member interviews.

Chair Hemphill reminded everyone about completing Security Training and noted that he will not be in attendance for the April 1, 2026 Planning Commission Meeting. Vice Chair Braudes will run the meeting.

Chair Hemphill also noted that Sustainability had a Resilience Action Plan that had some planning components. It would be good for the Commission to review it.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the March 18, 2026 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Chair Hemphill adjourned the March 18, 2026 Planning Commission Meeting at 6:45 pm.

Translation Services