

**Town of Erie**  
**Planning Commission Regular Meeting**  
**Wednesday, January 15, 2014**  
**6:30 p.m.**  
**Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516**

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**I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE**

Chairman Bell called the Regular Meeting of the Erie Planning Commission to order at 6:29 p.m.

**II. ROLL CALL**

Commissioner Bell - Present	Commissioner Knott - Present
Commissioner Bottenhorn – Excused	Commissioner Mazzocco - Present
Commissioner Burgard - Present	Commissioner Nelsen - Present
Commissioner Trujillo - Excused	

Staff Present: R. Martin Ostholthoff, Community Development Director;  
Deborah Bachelder, Senior Planner; and  
Hallie Sawyer, Secretary to the Commission

**III. APPROVAL OF THE AGENDA**

Commissioner Mazzocco moved to approve the January 15, 2014, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Burgard, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

**a. Minutes from the October 30, 2013, Special Meeting.**

Commissioner Burgard moved to approve the October 30, 2013, Minutes as submitted. The motion, seconded by Commissioner Mazzocco, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS** (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

**None.**

**VI. RESOLUTIONS** (This agenda item is for all matters that should be decided by resolutions.)

**1. Designation of Posting Locations**

Purpose: Annual adoption of posting locations for public notices

Request: Approval of Resolution P14-01, A Resolution Regarding The Posting Locations For Notice Of Public Meetings.

(Staff Planner: R. Martin Ostholthoff)

Mr. Ostholthoff presented the annual resolution listing posting locations for public notices for the Commission.

Commissioner Mazzocco moved approval of Resolution P14-01, A Resolution Regarding The Posting Locations For Notice Of Public Meetings. The motion, seconded by Commissioner Burgard, carried with all voting in favor thereof.

**2. Public Hearing – Special Review Use 105.5 Briggs Street**

Purpose: Consideration of an Accessory Dwelling Unit

Project File #: SRU-13-00072

Request: Consideration of Resolution P14-02,

Location: The Northeast Corner of Briggs Street & Perry Street

Zoning: OTR – Old Town Residential  
Applicants: Andrea Welch & Conor Ryan  
(Staff Planner: Marty Ostholthoff)

Chairman Bell opened the Public Hearing at 6:33 p.m. Mr. Ostholthoff presented the application for the Special Review Use – Accessory Dwelling Unit to be located at 105.5 Briggs Street, outlining the background of the request, reviewing the criteria for approval, entering the documents into the record, and recommending approval of Resolution P14-02.

Andrea Welch, property owner and applicant, outlined the process she was working thru with the Building Department designing the house and how it would match the existing house.

Commissioner questions covered the status of the attached garage; and clarification of the method of calculation.

Chairman Bell closed the public hearing at 6:45 p.m.

Commissioner Mazzocco moved approval of Resolution P14-02, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 105.5 Briggs Street. The motion, seconded by Commissioner Burgard, carried with all voting in favor thereof.

**VII. GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

**1. Canyon Creek Filing No. 9 Sketch Plan**

Purpose: Consideration of the proposed sketch plan proposing 70 single family/65 townhome lots

Project File #: SK-13-00069

Request: Comment on the proposed sketch plan

Location: Southeast Corner of Erie Parkway and N. 119<sup>th</sup> Street

Zoning: PD – Planned Development

Applicants: Boulder Creek Builders

David Gregg

(Staff Planner: Deborah Bachelder)

Mrs. Bachelder presented a brief overview of the concept plan for Canyon Creek Filing 9 Tract B, located on the southeast corner of N. 119<sup>th</sup> Street & Erie Parkway. The future process for the project will involve a Comprehensive Plan Amendment, Planned Development Amendment, Preliminary Plat, Site Plan and Final Plat.

David Gregg, Boulder Creek Builders, presented the plan to place 69 single family patio homes and 65 townhomes on the property, providing an age targeted community with easy access to trails, noting they would also like to be able to consider having attached sidewalks allowing easier access to those with mobility issues.

Commissioner comments covered the difference between 'Age Targeted' and 'Age Restricted'; park designs; Erie Parkway access; why the change from the current densities; need for commercial on that corner; will round-about remain and work with added traffic; price ranges; plan changes regarding the commercial component; appreciation of layout and use of space & trails; park plan sensible; sidewalks; intra-community center; nice location; drainage; and general appreciation for the concept.

**VIII. STAFF REPORTS** (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

Reminder we will have a meeting on February 5<sup>th</sup>.

**IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS** (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)

Welcome to our two new members!

**X. ADJOURNMENT**

There being no further business to come before the Commission, Chairman Bell adjourned the January 15, 2014, Regular Meeting of the Planning Commission at 7:20 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By:   
Hallie S. Sawyer, Secretary

By:   
Brent Bell, Chair