

Town of Erie
Planning Commission Regular Meeting
Wednesday, May 7, 2014
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Planning Secretary Hallie Sawyer called the Regular Meeting of the Erie Planning Commission to order at 6:35 p.m.

II. ROLL CALL

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

Staff Present: R. Martin Ostholthoff, Community Development Director;
Todd Bjerkaas, Senior Planner;
Gary W. Behlen, Public Works Director;
Russell W. Pennington, Deputy Director of Public Works;
Matt Wiederspahn, Public Works Development Engineer;
Mark Shapiro, Town Attorney; and
Hallie Sawyer, Secretary to the Commission

III. ELECTION OF PLANNING COMMISSION ACTING CHAIR

Mrs. Sawyer opened the floor for nominations for Acting Chairman of the Planning Commission. Commissioner Knott nominated Eric Bottenhorn. The nomination was seconded by Commissioner Trujillo. There being no further nominations, Mrs. Sawyer closed nominations and called for a roll call vote. Mr. Bottenhorn was elected unanimously.

IV. APPROVAL OF THE AGENDA

Commissioner Trujillo moved to approve the May 7, 2014, Regular Meeting Amended Agenda as submitted. The motion, seconded by Commissioner Burgard, carried with all voting in favor thereof.

V. APPROVAL OF MINUTES

a. Minutes from the April 16, 2014, Regular Meeting.

Commissioner Burgard moved to approve the April 16, 2014, Minutes as submitted. The motion, seconded by Commissioner Trujillo, carried with all voting in favor thereof.

VI. 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 if warranted, will place them on a future agenda.)

None.

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

1. Public Hearing – Morgan Hill Rezoning

Purpose: Consideration of Rezoning to LR – Low Density Residential
Project File #: RZ-13-00023
Request: Consideration of Resolution P14-07, A Resolution Regarding The Morgan Hill Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning.
Location: NW Corner of WCR 3 & WCR 10.5

Zoning: LR – Low Density Residential
Applicants: Community Development Group
(Staff Planner: Todd Bjerkaas)

2. Public Hearing – Morgan Hill PUD Overlay

Purpose: Consideration of a Planned Unit Development Overlay
Project File #: PUD-13-00065
Request: Consideration of Resolution P14-08, A Resolution Regarding The Morgan Hill PUD Overlay Map, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning.
Location: NW Corner of WCR 3 & WCR 10.5
Zoning: LR – Low Density Residential
Applicants: Community Development Group
(Staff Planner: Todd Bjerkaas)

3. Public Hearing – Morgan Hill Preliminary Plat

Purpose: Consideration of a Preliminary Plat
Project File #: PP-13-00011
Request: Consideration of Resolution P14-09, A Resolution Regarding The Morgan Hill Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.
Location: NW Corner of WCR 3 & WCR 10.5
Zoning: LR – Low Density Residential
Applicants: Community Development Group
(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the Public Hearing at 6:40 p.m. Mr. Bjerkaas presented the applications for the Morgan Hill Rezoning, PUD Overlay and Preliminary Plat. He outlined the background of the applications, entered the documents into the record and presented the staff recommendations of approval to the Commission.

Chairman Bottenhorn swore the audience in.

Applicant Jon R. Lee, Community Development Group Morgan Hill, 2500 Arapahoe Suite 200, Boulder, gave his presentation and was available to address questions and concerns.

Public testimony was taken from Ed Taylor, 167 Baker Lane; Nancy Broome, 1122 Northridge Drive; Sam Moore, 1295 Fletcher Drive; Steve Murphy, 1363 Fletcher Drive; Jim Bessette, 1378 Fletcher Drive; Margot Hoffmeyer, 1168 Fletcher Drive; Jolene McKenna, 1104 Northridge Drive; David Kripal, 1412 Fletcher Drive; Jamie Burns, 150 Baker Lane; Tim Piowaty, 255 Baker Lane; Andrew Klein, 1202 Fletcher Drive; Kevin Deitsch, 1369 Northview Drive; Jim Hoffmeyer, 1168 Fletcher Drive; Brendan and Maryn Murphy, 1363 Fletcher Drive; Allan Pauley, 1430 Fletcher Drive; Sam Caldwell, 1132 Northridge Drive; Renee Lane, 219 Gallagher Court; Charles Schultz, 243 Gallagher Court; Kathy Marten, 1193 Fletcher Drive; Garrett Quandt, 77 Baker Lane; Jason & Jan Brummott, 1186 Fletcher Drive; Frank Strazzabosco, 1311 Northview Drive; Larry Clark, 212 Baker Lane.

Public concerns covered safety issues; a neighborhood petition with 125 signatures; illustrations of the problem and dangers; violation of the Annexation Agreement and Unified Development Code; trip distribution; incomplete traffic reports; time and distances; poor street conditions; "Fletcher Alley"; BOT directions from 2008; recommendations for exits from Morgan Hill; children having to walk on the streets due to lack of sidewalks and being afraid; how long will the streets, sewer, water, gas and electricity be shut down for the construction of Morgan Hill; not in my backyard; too much traffic going too fast; not a thru street or proper road; unsafe for teens learning to drive; parking on the street; planning not being done responsibly; street already at maximum capacity for traffic; mothers putting cones out and writing on the road with chalk for drives to slow down; expecting all drivers to go 20mph; dislike of speed bumps; history of why no HOA in Northridge; blind hill up and down with a curve at the bottom; horrible condition of road and plan can be moved and changed.

Commissioner questions and comments covered traffic calming devices being considered; a median in 10.5; does the Town allow gated communities; definition of the primary benefit of the alignment; Town responsibility for roads and how can help be applied for; were any accidents recorded on Fletcher while 10.5 was closed because of the flooding; 2008 BOT decision and why was it changed; can another plan be presented; will various construction standards all for an entrance to the west; how are the easement agreements going with the ditch company; locations of utility tie ins; safety mitigations plans on Fletcher; narrowing of the entrance to Northridge; past processes; response of the traffic engineer; and OSTAB questions regarding the connections of trails.

During the Commissioner questions and comments, Public Works Director Gary Behlen rebutted mis-statements made by the Northridge residents during their presentation.

There being no further testimony to consider, Chairman Bottenhorn closed the public portion of the hearing at 9:10 p.m. and called for a short break. The meeting was called back to order at 9:16 p.m.

Commissioner comments covered appreciation to the Northridge neighbors for coming; acknowledgement of the number of different standards required for designing projects; concerns about traffic increases on Fletcher; suggestion to have project reviewed by an independent traffic engineer; suggestion to consider a median in Road 10.5; support for the Rezoning and PUD Overlay; need for more information on Fletcher Drive; appreciation for preliminary plat design; interesting presentation by the public; top notch activity from CDG; due diligence has been done; concept off a bit – greater information and detail on traffic needed; understanding of concerns of the neighborhood; alignment with Fletcher not in the best interest; and information needed from the police department regarding past incidents on Fletcher.

Commissioner Trujillo moved approval of Resolution P14-07, A Resolution Regarding The Morgan Hill Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning. The motion, seconded by Commissioner Burgard, carried with all voting in favor thereof.

Commissioner Burgard moved approval of Resolution P14-08, A Resolution Regarding The Morgan Hill PUD Overlay Map, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning. The motion, seconded by Commissioner Trujillo, carried with all voting in favor thereof.

Commissioner Trujillo moved to deny Resolution P14-09, A Resolution Regarding The Morgan Hill Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat, because it does not meet approval criteria item c, The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC; and item h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated. The motion, seconded by Commissioner Knott, carried with all voting in favor thereof.

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

None.

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)

Chairman Bottenhorn thanked the outgoing Commissioners, Diane Nelsen, Ryan Knott, Dan Trujillo and Brent Bell for their service to the town and the Commission.

X. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the May 7, 2014, Regular Meeting of the Planning Commission at 9:36 p.m.

Respectfully Submitted,

By: 
Hallie S. Sawyer, Secretary

Town of Erie Planning Commission

By: 
J. Eric Bottenhorn, Acting Chair