

Town of Erie
Planning Commission Regular Meeting
Wednesday, May 20, 2015
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present

Commissioner Burgard – Excused

Commissioner Campbell - Present

Commissioner Kemp - Absent

Commissioner Fraser - Present

Commissioner Gippe - Present

Commissioner Harrison - Absent

Staff Present: R. Martin Ostholthoff, Community Development Director;
Mark R. Shapiro, Town Attorney;
Todd Bjerkaas, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the May 20, 2015, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the May 6, 2015, Regular Meeting.

Commissioner Campbell moved to approve the May 6, 2015, Minutes as submitted. The motion, seconded by Commissioner Gippe, 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 if 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. Proposed Text Amendments to Title 10 of the Town of Erie Municipal Code

Purpose: Consider Proposed Amendments

Request: Consideration of Resolution P15-18, A Resolution Recommending Approval Of Proposed Text Amendments To Title 10 Of The Town Of Erie Municipal Code.

Applicants: Town of Erie

(Staff Planner: Marty Ostholthoff)

John Sullivan, Special Counsel to the Board of Trustees for Oil & Gas Operations, presented the proposed code amendment which would allow operators to omit the current requirement for a Special Review Use and Site Plan for sites that are covered by an Operations Agreement with the Town. Commissioner questions covered the agreement challenging COGCC rules; the negotiator for the Town; MOU inclusion in the agreement; will the agreements be time specific; will the agreements be site specific or operator specific; can the Town still control access, fencing and equipment color; is there an arbitration clause; recourse for enforcement; and will this become a staff review process.

Commissioner Campbell moved approval of Resolution P15-18, A Resolution Recommending Approval Of Proposed Text Amendments To Title 10 Of The Town Of Erie Municipal Code. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

2. Public Hearing – Colliers Hill Filing No. 3A

Purpose: Approve plat changes from Preliminary Plat.
Project File #: FP-000064-2014
Request: Consider approval of Resolution P15-14, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3A, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.
Location: Between Erie Parkway and Colliers Parkway, west of Erie High School
Applicants: Community Development Group of Erie
(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the Public Hearings at 6:48 p.m. Todd Bjerkaas, Senior Planner, presented the applications for the Colliers Hill Filings 3A, 3B, 3C and 3D Final Plats, entered the documents into evidence and presented the staff recommendations for approval of the four resolutions. Jon R. Lee, 2500 Arapahoe St., Boulder, master developer of the property was available to answer any questions.

There was no public to comment.

Commissioner questions and concerns covered changes in the number of dwelling units; how much of the area was covered in the Preliminary Plat; setback changes to existing wells; clarification of regulations for development around existing oil and gas wells; who would install the spine trail; preservation of the trail/view corridor shown on the master plat; school site location; and identity of builders.

Chairman Bottenhorn closed the public hearing at 7:11 p.m. There was no additional comment from the Commission.

Commissioner Campbell moved approval of Resolution P15-14, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3A, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

3. Public Hearing – Colliers Hill Filing No. 3B

Purpose: Approve plat changes from Preliminary Plat.
Project File #: FP-000065-2014
Request: Consider approval of Resolution P15-15, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3B, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.
Location: Between Erie Parkway and Colliers Parkway, west of Erie High School
Applicants: Community Development Group of Erie
(Staff Planner: Todd Bjerkaas)

Commissioner Campbell moved approval of Resolution P15-15, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3B, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

4. Public Hearing – Colliers Hill Filing No. 3C

Purpose: Approve plat changes from Preliminary Plat.
Project File #: FP-000066-2014
Request: Consider approval of Resolution P15-16, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3C, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.
Location: Between Erie Parkway and Colliers Parkway, west of Erie High School
Applicants: Community Development Group of Erie

(Staff Planner: Todd Bjerkaas)

Commissioner Campbell moved approval of Resolution P15-16, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3C, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

5. Public Hearing – Colliers Hill Filing No. 3D

Purpose: Approve plat changes from Preliminary Plat.

Project File #: FP-000067-2014

Request: Consider approval of Resolution P15-17, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3D, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

Location: Between Erie Parkway and Colliers Parkway, west of Erie High School

Applicants: Community Development Group of Erie

(Staff Planner: Todd Bjerkaas)

Commissioner Campbell moved approval of Resolution P15-17, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3D, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

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

Memorial Day Services on Monday, May 25th.

VIII. 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)

None.

IX. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the May 20, 2015, Regular Meeting of the Planning Commission at 7:13 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: 
Hallie S. Sawyer, Secretary

By: 
J. Eric Bottenhorn, Chair