Town of Erie
Planning Commission Regular Meeting
Wednesday, September 16, 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 6:32 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Burgard - Present
Commissioner Campbell - Present
Commissioner Kemp - Present
Commissioner Fraser - Excused
Commissioner Gippe - Present
Commissioner Harrison - 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 Campbell moved to amend the September 16, 2015, Regular Meeting Agenda by moving item VII. General Business to item VI. Resolutions, and moving Resolutions Down, and to approve the agenda as amended. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the September 2, 2015, Regular Meeting.

Commissioner Gippe moved to approve the September 2, 2015, Minutes as submitted. The motion, seconded by Commissioner Campbell, 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. 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. ERIE HIGHLANDS PA 5, 6 & 14 SKETCH PLAN

Purpose: Consideration & comments for proposed sketch plan.
Location: South of Erie Parkway between Bonanza Drive and WCR 5
Applicants: Oakwood Homes
(Staff Planner: Deborah Bachelder)

Deborah Bachelder introduced the Erie Highlands Planning Areas 5, 6 & 14 application for Sketch Plan, briefly outlining the proposed plans for the surrounding areas.

Layla Rosales, Terracina Designs, and Bruce Real, Vice President of Oakwood Homes, represented the applicant. Ms. Rosales described the changes they were proposing regarding access to the open space areas and the proposed realignment of some lots in Planning Areas 5, 6 & 14.

Commissioner questions and comments covered the timeline for the park and school; dark areas in the open space areas; confirmation that there will be elementary schools in both Erie Highlands and Colliers

Hill and both schools will be needed; does the coloring on the map represent the three different products they are building; and separation and landscaping against the salvage yard.

At 6:49 p.m., Chairman Bottenhorn called for a recess while we waited for Anne Ricker's arrival. The meeting was called back to order at 7:08 p.m.

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

1. HIGHWAY 287 URA

Purpose: Consideration of a URA District for Highway 287
Request: Consideration of Resolution P15-28, A Resolution Of The Planning Commissioners Of The Town Of Erie Finding That The Urban Renewal Plan For The Highway 287 Area Is In Conformance With The Town Of Erie Comprehensive Plan
Location: Highway 287
Applicants: Erie Urban Renewal Authority
(Staff Planner: Marty Ostholthoff)

Anne Ricker and Carolynne White, Esq., consultants to the Town of Erie Urban Renewal Authority, presented background of the Authority, the request and steps taken to develop a plan for the highway 287 area, including consideration of compliance with the 2005 Comprehensive Plan, with the Commission determining if compliance with the plan had been met.

Commissioner questions and comments covered blight findings clarification; tiff subsidies and financing; who & why determines blight; would the 287 site be developed without being in an Urban Renewal District; and appreciation for all the effort put into this project.

Commissioner Burgard moved approval of Resolution P15-28, A Resolution Of The Planning Commissioners Of The Town Of Erie Finding That The Urban Renewal Plan For The Highway 287 Area Is In Conformance With The Town Of Erie Comprehensive Plan. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

2. 4 CORNERS URA

Purpose: Consideration of a URA District for 4 Corners
Request: Consideration of Resolution P15-29, A Resolution Of The Planning Commissioners Of The Town Of Erie Finding That The Urban Renewal Plan For The Four Corners Area Is In Conformance With The Town Of Erie Comprehensive Plan
Location: The SW Corner of Erie Parkway and County Line Road
Applicants: Erie Urban Renewal Authority
(Staff Planner: Marty Ostholthoff)

Anne Ricker and Carolynne White, Esq., consultants to the Town of Erie Urban Renewal Authority, presented background of the Authority, the request and steps taken to develop a plan for the 4 Corners area, including consideration of compliance with the 2005 Comprehensive Plan, with the Commission determining if compliance with the plan had been met.

Commissioner Questions and comments covered what will the builder get from the Town; and will this be designated as a district.

Commissioner Gippe moved approval of Resolution P15-29, A Resolution Of The Planning Commissioners Of The Town Of Erie Finding That The Urban Renewal Plan For The Four Corners Area Is In Conformance With The Town Of Erie Comprehensive Plan. The motion, seconded by Commissioner Campbell, 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.)

Mr. Ostholthoff reminded everyone of the Open House and tours at the new Police Department and Municipal Courts building starting at 4:00 p.m. Friday, September 18th.

Mrs. Sawyer reminded everyone that Biscuit Day is Saturday, September 19th from 8 am until 1 p.m.

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)

None.

X. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the September 16, 2015, Regular Meeting of the Planning Commission at 8:05 p.m. .

Respectfully Submitted,

By: _____
Hallie S. Sawyer, Secretary

Town of Erie Planning Commission

By: _____
J. Eric Bottenhorn, Chair

The scheduled Study Session to address Chapters 4, 5 and the Land Use Plan Map portions of the 2005 Comprehensive Plan was rescheduled to September 30th since Commissioners Fraser and Harrison were not in attendance.