

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, APRIL 18, 2018 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 18th Day of April 2018. Those present were: Chair Dave Bernhardt, Vice-Chair Ron Blackmer. Commissioners: Dave Watson, Mitchell Portella, and Derek Granquist. Also, present: Acting Town Clerk Caree Rinebarger and Town Planner Pepper McClenahan. Absent: Commissioner Andrew Hladik and Shellie Satterfield and Town Clerk Cheryl Powell.

Call to Order Pledge of Allegiance

Chair Bernhardt called the meeting to order and led the audience in the Pledge of Allegiance.

Swearing-In Ceremony

Acting Town Clerk Caree Rinebarger performed the swearing in ceremony for the new Commissioner Derek Granquist.

Agenda Approval

Additions/Deletions to Agenda

There were not any items.

Citizens Comments

There were not any items.

Minutes of Previous Meeting

Minutes for the March 21, 2018

Commissioner Watson moved to approve the minutes. Commissioner Portella seconded.

No Discussion.

All in Favor, None Opposed.

Motion passed.

CONSENT AGENDA

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Planning Commission member or citizen so requests, in which case the item may be removed from the Consent Agenda and considered at the end

of the Action Agenda.

There were not any items.

ACTION AGENDA

1. Public Hearing for Combined Sketch Plan and Preliminary Plat for the Sunfield Subdivision.

Town Planner Pepper McClenahan requested the Commission review and make a recommendation to the Town Board of Trustees for a Sketch Plan and Preliminary Plat submitted by Lot Holding Investment. The land consists of approximately 100 acres on the corner of Weld County Roads 46 & 23, a portion of the NW1/4, Section 13, T. 4 N., R. 67 W., 6TH P.M. Town of Milliken, County of Weld, Colorado.

Ms. McClenahan stated the property would be subdivided into 273 residential lots. Current zoning in PUD R1, and the surrounding properties are zoned PUD R-1, Agricultural, and Industrial I-2 zoning with Agricultural use. She stated notices were mailed to the surrounding property owners within 300' on March 13, 2018 and that the Public Hearing was advertised in the Johnstown Breeze on March 15, 2018. Referral for comment were emailed and mailed on December 20, 2017. The property was posted March 13, 2018.

Finding of Facts of the application are as follows:

1. The property described as a portion of the NW1/4, Section 13, T. 4 N., R. 67 W., 6TH P.M., otherwise known as the Sunfield Subdivision, is owned by Lot Holding Investments, LLC.
2. The property totals approximately 100 acres and is located within the Milliken town limits.
3. The property was approved as part of a master planned community known as Centennial Crossing Master Plan in 2000.
4. The Owners are requesting to subdivide the property into 273 lots spread over three phases.
5. The application and supporting documentation substantially meets the requirements of Section 16-4-190 for Concurrent Sketch Plan/Preliminary Plat.
6. The proposed subdivision complies with the 2015 Comprehensive Plan adopted by the Town which identifies this area as a residential neighborhood.

Commission Chair Bernhardt recused himself from the proceedings due to a possible conflict of interest. The proceedings were then continued by Vice-Chair Blackmer.

Vice Chair Blackmer opened the Public Hearing at 7:10PM and recognized the report given by staff prior to the opening.

Brett Hall, representative for Lot Holding, provided the Commission with a brief history of the Centennial Master Plan including development areas currently completed, changes since the Master Plan adoption in 2000, and the plan for the next two years.

The commissioners and applicant discussed future projects proposed as part of the Master Planned community.

Vice Chair Blackmer opened the floor to public comment.

Carleen M. Stroh stated she represents the Stroh Farm which is located just south of the Sunfield project. Ms. Stroh was concerned that additional population would create more littering and trespassers on the family farm. Commissioner Granquist asked if her concerns were in objection or favor of the application being considered at this Public Hearing. She represented her comments were not specific to the application being considered. Staff and Commissioners suggested she speak with the Weld County Sheriff as her property is not annexed into the Town of Milliken.

Hearing no further testimony, Vice Chair Blackmer closed the Public Hearing at 7:54PM

Commissioner Portella motioned: The Planning & Zoning Commission after hearing testimony, examination of the documents presented and the findings of fact set forth in the Staff Report dated April 18, 2018, finds the application MEETS the provisions of the Town of Milliken's Land Use Code, Chapter 16 Sections 16-4-190 et. seq. and recommends APPROVAL of the Sunfield Subdivision sketch plan/preliminary plat consisting of 273 lots covering 100 acres. Commissioner Granquist seconded.

Roll Call Vote: Commissioner Blackmer – yes, Commissioner Granquist yes, Commissioner Watson – yes, Commissioner Portella – yes

Motion Carried.

Chair Berhardt rejoined the meeting as the Commission Chair.

DISCUSSION AGENDA

1. Pre-Application Review for KerrMcGee

Town Planner McClenahan informed the Commission that Weld County Planning has forwarded a request for a Pre-Application Meeting from KerrMcGee for a 24" line for high pressure natural gas in Sections 15,10, 11, 12 of Township 3 North, Range 67 West and Sections 7, 8, 9, 10, 2 of Township 3 North, Range 66 West. The line will run east and west parallel to CR36.5.

The Commission stated they have no interest in annexation and no conflict with the application.

2. Request for Referral Comment from Town of Mead

Town Planner McClenahan informed the Commission that the Town of Mead forwarded a request for referral comments on a Preliminary/Final Plat for the Red Barn Annexation to the Town of Mead. This property is located on approximately 200 acres, west of WCR 13 and South of WCR 32. The requested 13 lot residential subdivision contains six 1 acre lots

and seven 1/2 acre lots along the northern and eastern borders of the property. The middle 172 acres are reserved as an outlot for later development. The zoning of the property will be RSF-4, single-family residential uses.

The purpose of this referral is to obtain the comments and recommendations of various governmental agencies and service providers as to the appropriateness of the Preliminary/Final Plat. Mead welcomes comments and will provide assist the staff and Board of Trustees in their review of the proposal. They ask that comments be returned no later than April 25.

The Commission stated they have no comments or conflict with the application.

INFORMATION AGENDA

There were not any items

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at: 8:00 P.M.

Prepared by:

Approved by:



Caree Rinebarger, Acting Town Clerk



Dave Bernhardt, Chair