TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, October 21, 2015 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 21st Day of October, 2015. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Shellie Satterfield, Ron Blackmer, Also present: Community Development Director Martha Perkins, Town Administrator Kent Brown, Town Clerk Cheryl Powell and Community Engagement Specialist/Planner Seth Hyberger.

Absent: Commissioners: Mitchell Portella, Richard Hillier and Dave Watson

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

Call to Order Pledge of Allegiance

Agenda Approval Additions/Deletions to Agenda

Director Perkins indicated there were no changes from staff.

Citizens Comments

None.

Minutes of Previous Meeting

Minutes for the September 2, 2015 meeting approved.

Commissioner Bernhardt motioned and Commissioner Blackmer seconded.

Discussion: None.

All in favor, none opposed.

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 to Approve the Brookstone Minor Subdivision Lot Split**

Chair Woodcock went over the rules of the Quasi-Judicial hearing.

There was not any conflict from the Commissioners.

Town Clerk Powell swore in the members that will speaking during the hearing.

Community Development Director Martha Perkins asked the Commission for their approval of an application submitted by Lot Holdings Investments, LLC, the property owner. The applicant is requesting to split approximately 25.025 acres through a minor subdivision process into two parcels consisting of approximately 11.621 acres and 12.404 acres. The parcel is legally known as the Brookstone Subdivision, a Replat of Lot 2, Block 2 Settlers Village Subdivision 5th Filing recorded June 8, 2009 under Reception Number 3628109, located in the Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado.

Public Hearing Opened at: 7:05

Brett Hall presented a map and explained the multi-family housing project within the Brookstone Development. He spoke that they will be starting small on this first phase. He also spoke of the trail system that will lead to the future Hwy 60 trail project. He spoke about a few features that they will have on the corner areas of this phase, one perhaps a rock feature. He also presented a potential design of the four-plex product. Lisa Hall indicated that the cost of these homes will be approximately $30,000 below what the price of a house in Settlers Village is currently at. They anticipate the pricing to be approximately in the low $200,000. It will be run by a Condo Association. Small fenced yards that are adjacent to each home will be maintained by the homeowner, the area outside of that along with the snow removal will be addressed by the Condo Association.

Commissioner Blackmer asked if any of the area that Bret Hall was speaking about is zoned Commercial. Blackmer explained that he was inquiring since a Commercial area would be a source to bring more tax revenue into the Town. Mr. Hall presented a map showing the areas within the Planned Unit Development (PUD) that is available for this type of facility.

Public Hearing Closed at: 7:22

Commissioner Satterfield moved that after hearing testimony, examination of the documents presented and the findings of fact finds the application meets the provisions of the Town of Milliken's Land Use Development Code (LUDC) Chapter 16 Sections et. seq. and approves the request to split approximately 11.621 acres and 12.404 acres contingent upon the phased development high density residential housing, known as Brookstone and Hacienda Villas, within the Centennial Master

Plan and Settlers Village Planned Unit Development site specific planned PUD zoning for property located in Milliken, Colorado. Commissioner Bernhardt seconded.

Discussion: None.

Roll Call Vote: Commissioner Bernhardt - Yes, Commissioner Blackmer - Yes, Commissioner Satterfield – Yes, Commission Chair Woodcock – Yes. Motion passed.

2. **Public Hearing for Approval of the Brookstone Site Plan**

Community Development Director Martha Perkins asked the Commission for approval of a request from the applicant Lot Holdings Investments, LLC, the property owner, is requesting a commercial site plan for two four-plexes for Brookstone Development Phase I. Currently, the Brookstone Subdivision consists of approximately 24.025 acres after being replatted on June 8, 2009 under Reception Number 3628109 as a Replat of Lot 2, Block 2, Settlers Village Subdivision, Fifth Filing, located in the Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6 TH P.M., Town of Milliken, Weld County, Colorado.

Public Hearing Opened at: 7:24

Mr. Hall presented a depiction of the site plan.

Director Perkins believes that the criteria has been meet.

Commissioner Blackmer asked how these areas will be irrigated. Mr. Hall explained that this area will be irrigated with non-potable water.

Public Hearing Closed at: 7:28

Commissioner Bernhardt moved that after hearing testimony, examination of the documents presented and the findings of fact, finds the application meets the provisions of the Town of Milliken's Land Use Development Code (LUDC) Chapter 16 Sections et. seq. and approves the request for a commercial site plan 2 four-plexes as the first phase of the Brookstone Subdivision in the high density residential PUD zoning district in Milliken, Colorado. Commissioner Satterfield seconded.

Discussion: None.

Roll Call Vote: Commissioner Bernhardt - Yes, Commissioner Blackmer - Yes, Commissioner Satterfield – Yes, Commission Chair Woodcock – Yes. Motion passed.

DISCUSSION AGENDA

There were not any items.

INFORMATION AGENDA

There were not any items.

Other Business

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at approximately 7:30 p.m.

Prepared by:

Cheryl Powell, Town Clerk

Approved by:

Tim Woodcock, Chair