TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, APRIL 1, 2015 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 1st Day of April 2015. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Ron Blackmer, Mitchell Portella, Shellie Satterfield and Dave Watson. Also present: Community Development Director Martha Perkins, Town Administrator Kent Brown and Town Clerk Cheryl Powell.
Absent: Richard Hiller

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 March 18, 2015 meeting approved.

Commissioner Watson motioned and Commissioner Bernhardt seconded.

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 are not any items.

ACTION AGENDA

1. **Public Hearing/Meeting for the Purpose of Considering a Request for a Commercial Site Plan for Swofford Properties**

Community Development Director Martha Perkins asked the Commission to consider a request from Swofford Properties, LLC, for a site plan for the construction of a 7,837 square foot building for the storage of concrete forms, vehicles and a professional office, in the I-2, Medium Industrial Zone District for property located at 2705 Center Drive in Milliken, CO. The parcel is 1.138+/- acres in size and is currently vacant. The contractor/applicant is Boulder Pacific, LLC, represented by project manager Barbara Clinard, and the property owner is Jerry Swofford with Swofford Properties, LLC. The site will be used as the northern office for a concrete installation company with approximately 4 employees.

Public Hearing opened at 7:07 P.M.

Barbara Clinard and Mr. Davis were present as representatives of Jerry Swofford and displayed a Power Point presentation to the Commission showing a depiction of the building and the landscape design.

Commissioner Bernhardt asked what type of Foundation Company they are.

Ms. Clinard responded that it is a residential foundation company. This will be their satellite facility, due to the housing growth in Northern Colorado.

Public Hearing closed at 7:17 P.M.

Commissioner Bernhardt moved that after hearing testimony, examination of the documents presented and the findings of fact finds the application meets the provisions of Sections et.seq. of the Town of Milliken's Land Use Development Code (LUDC) and approves the request for a commercial site plan for a use allowed by right, which includes the storage of concrete forms, vehicles and an professional office, in the I-2, Medium Industrial Zone District for property located at 2705 Center Drive in Milliken, CO with a letter or some other assurance from the property owner that the landscaping and drainage facilities shall be maintained on a regular schedule. Commissioner Watson seconded.

Commissioner Bernhardt Motioned to amend the previous motion to add Section 16 of the Municipal Code. Commissioner Watson seconded.

Discussion: None.

Vote: All in favor, none opposed.

2. **Public Hearing/Meeting Recommending Approval of Weld County Coordinated Planning Agreement**

Director Perkins asked the Commission to consider a request from Weld County to adopt a Coordinated Planning Agreement.

Public Hearing Opened at 7:20 p.m.

Town Administrator Brown added that Weld County said that with this Agreement, if there is any interest within a three (3) mile area of a municipality or a proposal of an annexation, notice needs to be made to the municipality and the municipality will have 21 days to submit in writing to the County.

Public Hearing closed at 7:25 p.m.

Commissioner Bernhardt recommends that the Town of Milliken's Board of Trustees approve the County of Weld's Coordinated Planning Agreement. Commissioner Satterfield seconded.

Discussion: None.

Vote: All in favor, none opposed.

DISCUSSION AGENDA

Chair Woodcock wanted to discuss Commissioner Satterfields request to discuss zoning for Marijuana. Director Perkins indicated that she had spoken to Town Attorney Fickel and he indicated that it would be best to wait and see what occurs during the November 2015 election, where they will be questions on the ballot indicating different types of Marijuana Facilities and whether the electorate will want these types in Town. The Commission indicated that they will begin discussion between July and October prior to the November election.

Other Business

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at approximately 7:36 p.m.

Prepared by: Approved by:

Cheryl Powell, Town Clerk Tim Woodcock, Chair