TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, JANUARY 6, 2016 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 6th Day of January, 2016. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Dave Watson, Shellie Satterfield, Ron Blackmer. Also present: Community Development Director Martha Perkins, Community Engagement Specialist/Planner Seth Hyberger, Town Administrator Kent Brown and Town Clerk Cheryl Powell

Absent: Commissioner: Mitchell Portella

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 December 16, 2015 meeting approved.

Commissioner Watson motioned and Commissioner Bernhardt 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 for Resolution 15-23 Adopting the 2016 Envision Milliken Comprehensive Plan**

Community Development Director Martha Perkins asked the Commission to review and approve the Town of Milliken's update to the 2010 Comprehensive Plan through Resolution 15-23 "A Joint Resolution of the Planning Commission and Trustees adopting the 2016 Comprehensive Plan for the Town of Milliken" to provide guidance on where and how the community will grow and evolve over the next 10 to 20 years.

Public Hearing Opened at: 7:01 P.M.

Community Engagement Specialist/Planner Seth Hyberger distributed a revised framework map of the Comprehensive Plan due to comments received from member of the Town of Gilcrest and the Town of Platteville. Director Perkins explained the revisions are due to the conversations with the adjacent municipalities of Gilcrest and Platteville. Director Perkins asked the Commission to consider continuing the Public Hearing until February 3, 2016 at 7:00 P.M.

Troy Renken, who is the Town Manager of Platteville, spoke to the Commission in regard to the Comprehensive Plan and especially the mapping included in the Plan. He explained that the maps are in conflict with the Intergovernmental Agreement (IGA) between Platteville and Milliken in 2012. He spoke of ideas regarding regionalism on trails, etc.

Brea Pafford, who is the Planner for the Town of Gilcrest, spoke about meeting with the Planning staff of Milliken and spoke of the influence area boundary and the 2012 Intergovernmental Agreement (IGA) between Platteville and Milliken. She spoke of the trail corridor between the two towns.

Trudy Peterson, who is the Town Administrator of the Town of Gilcrest, indicated to the Commission that she was pleased with the Town of Milliken's planning staff and their response to Gilcrest's concerns. Ms. Peterson indicated that Gilcrest will be embarking on engineering studies regarding their ground water issue. She explained that the Town has applied for an Engineering Grant and will know the outcome of that by the end of this month.

Public Hearing Closed at: 7:18 P.M.

Commissioner Bernhardt motioned to continue the Public Hearing until February 3, 2016 at 7:00 P.M. Commissioner Watson seconded.

Discussion: None

Vote: All in favor, none opposed.

2. **Public Hearing for Ordinance 723 Amending the Land Use Code for Home Occupations**

Community Development Director Martha Perkins asked the Commission to consider for approval Ordinance 723 amending Milliken's Land Use Code, Chapter 16, relating to home occupation standards in an effort to balance the goal of protecting and maintaining residential neighborhoods and engaging in limited commercial activities in residential neighborhoods. Staff is requesting a continuation of this Public Hearing in order to incorporate information provided by the Commissioners and the Public into the Ordinance.

Chair Woodcock asked the Commission if they had any conflict since this is a quasi-judicial hearing.

A few of the Commissioners indicated that they had their own home businesses in Town.

Director Perkins indicated that there have been many discussions in regard to this Ordinance and suggested continuing this Public Hearing.

Commissioner Bernhardt suggested that perhaps a Joint Work Session between the Town Board and Planning Commission would be the most productive in regard to the Home Occupation Ordinance.

Public Hearing opened at: 7:27 P.M

Discussion from the Commission was in regard to the date of the continuation.

Public Hearing closed at: 7:28 P.M.

Commissioner Bernhardt motioned to continue the Public Hearing regarding Ordinance 723, amending the Land Use Code for Home Occupations. Commissioner to a future date. A Joint Work Session meeting between the Town Board and the Planning Commission to include the Town Attorney and the Town's Code Enforcement Officer. Commissioner Watson seconded.

Commissioner Bernhardt amended the motion to include a date and time certain for the Public Hearing to February 3rd 2016 at 7:00 P.M. Commissioner Satterfield seconded.

Vote: Commissioner Bernhardt – yes, Commissioner Watson – yes Commissioner Blackmer – yes, Commissioner Satterfield - yes and Chair Woodcock – yes.

3. **Public Hearing for Ordinance 722 Amending the Land Use Code for Special Flood Hazard Areas Identified by FEMA**

Community Development Director Martha Perkins asked the Commission to consider and approve Ordinance 722 amending Milliken's Land Use Code, Chapter 16, relating to special flood hazard areas identified by the Federal Emergency Management Agency

(FEMA) in a scientific and engineering report entitled "Flood Insurance Study for Weld County" (FIS) with accompanying flood insurance rate maps (DFIRM).

Public Hearing opened at: approximately 7:30 P.M.

Community Engagement Specialist/Planner Seth Hyberger explained that this Ordinance is necessary to provide the Town and its residents the ability to purchase flood insurance.

Commissioner Blackmer asked if whether properties that are not necessarily in the floodplain but are included in the mapping will be impacted. He is concerned that it may deter businesses that would like to locate in these areas. Discussion included that building will not be impacted or prevented, but they may need to provide additional documentation in regard to a flood development process.

Public Hearing closed at: 7:46

Commissioner Satterfield motioned that after hearing testimony, examination of the documents presented and the findings of fact, finds the application meets the provisions of Section et. seq. of the Town of Milliken's Land Use Development Code (LUDC) and approves Ordinance 722 "An Ordinance of the Town of Milliken amending Sections 16-8-50 and 16-8-70 of Chapter 16, Article VIII of the Milliken Municipal Code concerning Floodplain Areas and Declaring an Emergency" in Weld County Colorado. Commissioner Watson seconded.

Discussion: Commissioner Bernhardt explained that this is necessary to obtain assistance from the Federal Government.

Vote: Commissioner Bernhardt – yes, Commissioner Watson – yes Commissioner Blackmer – yes, Commissioner Satterfield - yes and Chair Woodcock – yes.

DISCUSSION AGENDA

1. **Weld County Referral for RECX15-0163** **D-Attach 1**

Applicant Terry Wiedeman, Kreps Wiedeman, is requesting for property owner, Craig Sparrow of Wetco Farms Inc. out of Greeley Colorado, a Two-Lot Recorded Exemption splitting approximately 92.5 acres into a potential 12.5 acres potential building site, proposed Lot A, with the remaining 80 acres, proposed Lot B, continuing to be farmed. The site location is North of and adjacent to County Road 46 and West and adjacent to County Road 33.

The Commission had no conflict.

Martha Perkins, Community Development Director

INFORMATION AGENDA

There were not any items.

Other Business

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at approximately 7:50 p.m.

Prepared by:

Cheryl Powell, Town Clerk

Approved by:

Tim Woodcock, Chair