TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, APRIL 20, 2016 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 20th Day of April, 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, Caree Rinebarger, Permit Specialist and Gale Amaya, Administrative Assistant. Absent: Mitchell Portella and Shellie Satterfield.

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
Community Development Director Perkins indicated there were no changes from staff.

Citizens Comments

None.

Minutes of Previous Meeting

Minutes for the April 6, 2016 meeting will be distributed at a later date

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. **Pioneer Place Commercial Site Plan Public Hearing A Attach-1**

   Public Hearing to Consider a Request from Lot Holding Investments, LLC for a Commercial Site Plan for Pioneer Place – Phase I. The site consists of approximately 8.98 acres, legally Known as Lot 1, Block 2 Settlers Village 5th Filing, and sits on the corner of Traders Lane and Stage Coach Drive in the Town of Milliken, County of Weld Colorado. The Phase I Site Plan has been approved previously by the Town and recorded in December of 2004; however, the site plan approval has expired so a resubmittal for Town approval is required.

   Martha Perkins, Community Development Director stated that this is a site plan for commercial office buildings and is a Quasi- Judicial hearing. Ms. Perkins asked if any of the Commissioners have any conflict of interest or ex parte communication or anything that would affect their judgement or decision making on this case. If so please identify your conflict of interest.

   Commissioners Bernhardt, Watson, Blackmer all responded no. Chair Woodcock also responded no.

   An explanation was given to the audience for a Quasi-Judical hearing.

   Bret Hall was sworn in by Ms. Perkins

Public hearing 7:05 p.m. No conflict from any members

Mr. Bret Hall with Lot Holding presented a resubmittal of Pioneer Place as it was previously approved. A picture of the building was available. Mr. Hall gave a review of the plan for Pioneer Place subdivision.

Chair Woodcock asked Ms. Perkins if the previous plan was approved as just the first phase. Ms. Perkins responded, yes it was approved in 2004 and will now be updated with drainage. Commissioner Blackmer questioned Mr. Hall on the request for 3000 square ft. buildings and how they would be utilized. For example, would the buildings house just one company or multiple companies. Mr. Hall responded either depending on what the market demands. The first building will be for Windmill Homes.

Mr. Bill Ratliff, who resides at 2302 E. Stagecoach, questioned the possible traffic situation on the corner at Stagecoach, what is being done about the impact and the speeding cars it will make in the community. Maggie Ratliff, who resides at 2302 E. Stagecoach also wanted to know if the traffic was taken into consideration with the new subdivision with one entry in and one out of the subdivision. Ms. Perkins shared that the town is trying to put in a traffic light by the Field House and to open up more access entries into the area.

Terry Skolnick, who resides at 2072 Stagecoach, asked if there will be sidewalks or driveways attached to the buildings and what will it look like to us the homeowners. Mr. Hall said that there will be a landscape buffer and there will be no parking close to their residences. Ms. Skolnick does not want to see a parking lot from the front of their properties. Mr. Hall explained what the landscape will look like.

Ed Lafferty with Hall Irwin shared that what the residents will see is a three sixty degree building – the buildings will look the same on sides and in the back as in the front. In addition, the landscape will include trees and a beautiful building facade without a fence line. Concerns were brought up with the lighting around the new building. Mr. Lafferty shared that it will shine down in the parking lot not out around the homes. Mr. Ratliff also asked about the noise ordinance and what impact the construction of the buildings would have on the neighborhood. Mr. Hall and Ed Lafferty responded that they would not start the heavy equipment before 7:00 am in the morning and work during hours of sunlight ending at a reasonable time in the evening. They will try to minimize the impact on the surrounding neighborhood from the construction as much as possible.

Public hearing ended at 7:34 p.m.

Ron Blackmer made the motion for The Planning & Zoning Commission 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 for Phase I of Pioneer Place, legally known as Lot 1 Block 2 Settlers Village 5th Filing, on the corner of Traders Lane and Stage Coach Drive in the Town of Milliken, County of Weld Colorado.

With the condition that an updated site plan be submitted that meets Town staff's approval and a development agreement that addresses staff's other conditions as provided for in this staff report including:

1. An updated site plan with eight buildings consisting of approximately 3,000 square feet, which meets current local, state and federal regulations and standards.
2. A Town approved updated landscape plan with an irrigation plan and regular landscape maintenance schedule prior to the issuance of buildings' certificate of occupancy.
3. A Town approved photometric plan to ensure the parking lot and building lighting is directed downward.
4. The submittal of the recorded condominium plat, the condominium bylaws, and the covenants, conditions, and restrictions (CCR's) to the Town prior to the first office building's certificate of occupancy.
5. Sign permits must be obtained separately .

Commissioner Watson 2nd the motion.

All the Commissioners voted yes using a roll call vote; the motion carried.

DISCUSSION AGENDA

1. Weld County Pre Application Review Request for PRE16-0054 **D Attach-1**

Weld County Department of Planning Services has requested a Pre-Application Review on Case No. PRE16-0054, for Applicant Jeffrey W. Couch On-Behalf of Jacob and Laura Owen. The Applicants are Requesting to Replat Tract "A" Into Two Lots and Rezoning the Parcel from Ag to Estates in the Arrowhead Subdivision 4th Filing with a Site Address of 5300 Kiowa Drive in Evans, CO (Parcel No. 095927107005).

Martha Perkins, Community Development Director

The Commissioners had no conflict

2. Weld County Referral for TSU16-0002 **D Attach-2**

Applicants Frank and Gloria Cantu are Requesting A Temporary Seasonal Use Permit for a Fruit Vegetable Stand for Their Property Located South of and Adjacent to County Road 44; Approximately .25 Miles East of County Road 17 in Johnstown, CO (Parcel No. 105921200032). The Stand will be Open Wednesday to Saturday from 8:00 AM to 6:00 PM and will have Fruits, Vegetables, Plants and Antiques.

Martha Perkins, Community Development Director

The Commissioners had no conflict

Other Business

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at 7:57 P.M.

Prepared by:

Gale Amaya, Adm. Assistant

Approved by:

Tim Woodcock, Chair