

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, APRIL 16, 2014, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 16th Day of April 2014. Those present were: Vice-Chair Tim Woodcock, Commissioners: Dave Bernhardt, Richard Hillier, and Dave Watson. Also present: Community Development Director Anne Johnson, Assistant Town Attorney Sunita Sharma, and Administrative Assistants: Gale Amaya and Ashley Hunt. Absent: Town Clerk Cheryl Powell, Commissioners: Ron Blackmer, Janet Lundquist, and Jim Anthony.

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

Agenda Approval

There are not any additions or deletions to the agenda.

Citizens Comments

None.

Minutes of Previous Meeting

April 2, 2014 Minutes were approved as distributed.

CONSENT AGENDA

There were not any items.

ACTION AGENDA

1. **Public Hearing and Consideration for Recommendation of a Site Plan Review for a Transportation Headquarters with Incidental Repair and Servicing Facilities for Pat's Off-Road**

Community Development Director Anne Johnson asked the Commission to consider a request from Pat's Off-Road for a Site Plan Review for a transportation headquarters with incidental repair and servicing facilities in the I-2, Industrial Zone District for property located at Lot 10, Block 1 of Replat "A" of the Frontier Commercial Center in Milliken. The parcel is 1.12+/- acres in size and is currently vacant. The property will be

used as an on-call site for Pat's Off Road to service the northern front range. In addition there will be four (4) tank batteries purposed. These storage units will be for heating fluids which are noncombustible. The shop building is proposed to be 6,300 square feet. The future building permit will need to be designed in accordance with the Industrial Architectural Standards found in Article 2 of the Land Use Code. There will be a maximum of seven employees. The hours of operation are Monday- Friday from 7:30am – 6:30pm.

Hiram Reyez a consultant for 64 Consulting, discussed the nature of his business with Pat's Off Road.

Commissioner Bernhardt asked if Bayou did a traffic study that went to CDOT, Community Development Director Johnson confirmed it did go to CDOT.

Chair Woodcock asked the applicant if he was an agent with condition of approval and development standards. Mr. Reyez indicated he was in compliance with everything with one condition to be changed.

Commissioner Hiller asked if the Fire Department does inspections to make sure they can get in if there is a fire. Community Development Director Johnson said the Fire Department reviewed the plans and they are given a key with a list of the hazardous materials.

Commissioner Bernhardt finds that the Applicant's request for a Site Plan Review to allow a transportation headquarters and incidental repair and servicing facilities for their business, Pat's Off Road is consistent with the Approval Criteria for a Site Plan Review as found in Section 16-4-430 of the Town's Land Use Code. My motion recommends that the Planning Commission is the final approval consistent with Section 16-4-430(b)(8) of the Land Use Code. I move to approve the application with the following Conditions of Approval and Development Standards which shall be placed on the plat and recorded in the office of the Weld County Clerk and Recorder:

Conditions of Approval to be satisfied prior to recording the Site Plan Review:

1. All utilities shall be installed prior to the assurance of a C.O.
2. The Applicant shall provide the Town with written evidence from the Fire Protection District that the comments listed in their referral notice dated March 11, 2014 have been addressed.
3. The Applicant shall provide the Town with written evidence from SAFEbuilt that the comments listed in their referral dated March 5, 2014 SAFEbuilt have been addressed.

4. The Applicant shall provide written evidence from the Town Engineer, that the comments listed in the referral comments received on April 9, 2014 have been addressed.
5. The Applicant shall include the following provisions on the Landscape Plan for Town approval prior to recording the plat.
 - o Acknowledgment of the need to amend the soil;
 - o Revision of the plant schedule and confirmation of appropriate plant material selection;
 - o Type and specification of the type of mulch to be used;
 - o Commitment to provide the Town with "as-built" irrigation plans;
 - o Confirmation of planting depth of the root balls.

Development Standards for Operations:

1. All future utilities are to be located underground. Future transformers are to be screened and out of the public sight.
2. Section 16.2.715 shall be adhered to regarding architectural standards required in the Land Use Code.
3. All appropriate state permits for the liquid storage tanks and concrete wash-out area will be provided to the Town.
4. Future improvements to State Highway 60 or any internal roads shall be made by all users, including the business owners/land owners within Frontier Commercial Park. Impact fees or other fees associated with any future improvements shall be based on a proportionate share of the impact caused by their business to the roads.
5. Building Permits, as applicable, will be required prior to construction. The Shop building must comply with the Industrial District Architectural Standards outlined in Article 2 of the Land Use Code."

Commissioner Watson seconded.

Discussion: None.

Assistant Town Attorney Sharma asked Mr. Reyez, do you accept the conditions proposed from staff as outlined in the recommended motion for approval.

Mr. Reyez, accepted.

Vote: All in favor, none opposed. Motion passed.

DISCUSSION AGENDA

There were not any items.

Other Business

Unfinished Business

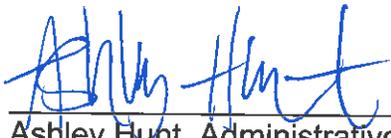
None.

Adjournment

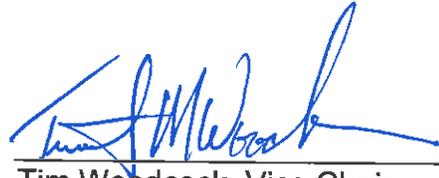
There being no further business, the meeting adjourned at 7:20 p.m.

Prepared by:

Approved by:



Ashley Hunt, Administrative Assistant



Tim Woodcock, Vice Chair