

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, DECEMBER 17, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 17th Day of December 2014. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Dave Watson, Richard Hiller, Mitchell Portella and Shellie Satterfield. Also present: Community Engagement Specialist/Planner Seth Hyberger Community Development Director Martha Perkins, and Administrative Assistant Gale Amaya. Absent: Commissioner Ron Blackmer, Town Attorney Bruce Fickel, Town Clerk Cheryl Powell, Administrative Assistant Ashley Cummins.

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

Citizens Comments

Minutes of Previous Meeting

Minutes for the December 3, 2014 approved as distributed.

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 Site Plan Review for Pete's Drilling**

Public Hearing/Meeting for the purpose of considering a request for a Site Plan Review for the construction of a Drilling Service Maintenance/Incidental Repair Transportation Headquarters Shop/Office Building with Outside Storage in the I-2 Industrial District located at 22891 WCR 23 3/4 in Milliken, Colorado.

7:08 Public Hearing opened.

(Commissioner Bernhardt recused himself as a Board member for the Big Thompson Platte River Beeline Ditch Company).

Chris Martin, President of Pete's Drilling gave an overview on proposed building and the outside storage of pipes. A bulk fuel tank is not planned at this time. When Pet's Drilling decides to use exposed fuel storage tanks, they will come back to Planning Commission.

Commissioner Satterfield asked if an agreement exists for upkeep of the landscaping. Chair Woodcock stated that landscaping has always been the owner's responsibility to keep it up.

Chris Martin said that the landscaping is going to be maintained by Pete's Drilling. With approval they will be pouring foundation so they can continue building through the winter months. Mr. Martin said that the Ditch Company has reviewed the plans. The easement agreement was the only issue and it has been resolved.

Mr. Gene Kammerzell, President of the Big Thompson Platte River Beeline Ditch, confirmed that all issues over the ditch have been resolved. Mr. John Kielian, Vice President was also present and spoke of the issues being resolved with the Ditch Company.

Mr. Kammerzell also questioned who enforces the easement for the Ditch Company, if it is the Town Board or the Planning Commission. He would like to remind them that they can't gift easements.

Chair Woodcock would like to set up a Special Work Session with the Ditch Company and Planning Commission. Mr. Kammerzell would like to also discuss a waiver with the Fire Code.

Chris Martin will include a Signature block on the plat as requested by Community Development Director Martha Perkins and submit it on the mylars.

Public Hearing closed at 7:42 p.m.

Commissioner Hiller recommends that the Planning and Zoning Commission approve the site plan application with two conditions. The applicant needs to add a signature block to the plat stating that the plans have been reviewed by the Big Thompson Platte River Beeline Ditch before the plat is submitted for signature and recordation with the County Clerk and provide some assurance that the property owner will maintain all landscaping and drainage facilities on a regular schedule. Commissioner Portella seconded.

Roll Call Vote:

Commissioners; Watson, no - Hillier yes, Portella, yes, Satterfield, yes

Motion Passed.

2. **Public Hearing/Meeting for the purpose of considering a request for a Site Plan Review for Verizon Wireless Telecommunication Facility**

Request for Continuation of Public Hearing till December 17, 2014 to Review and Recommend Approval for a Site Plan and Use by Special Review to Allow the Construction of a Verizon Wireless Telecommunications Facility in the I-2, Industrial Zone District for Property Located at 315 Frontier Court in Milliken, Colorado.

Public hearing opened at 7:46 p.m.

Becky Siskowski, representing Verizon Wireless presented a request for a new seventy (70) foot tower with twelve (12) antennas and a new eleven and eight inch (11'8") by twenty-six foot (26') pre-fabricated shelter with a diesel generator on a concrete slab at 315 Frontier Court in the Town of Milliken. The proposed Wireless Telecommunications Facility will include a 70 foot freestanding monopole with an additional 5 foot lightning rod.

Public hearing closed at 7:56 p.m.

Commissioner Bernhardt moved that the Planning Commission recommend to the Town Board to approve the request for a site plan review and use by special review to allow the construction of a Verizon wireless telecommunication facility in the I-2, Medium Industrial Zone District at 315 Frontier Court in Milliken which includes a 70 foot freestanding monopole with a 5 foot lightning rod, being 75 ft. tall, 12 antennas, and a 312 square foot shelter. Dave Watson seconded

Discussion – none

Roll Call Vote:

Commissioners; Bernhardt yes, Watson yes, Hillier yes, Portella, yes and Satterfield yes.

Motion Passed.

The next Hearing before the Town Board of Trustees is planned and legally advertised for January, 14, 2015.

DISCUSSION AGENDA

1. **Weld County Referral for RECX14-0146**

Edward J Kinzer has submitted an application for a Two Lot Recorded Exemption for Agricultural property (Parcel 0095728000027) located in Johnstown on Weld County Road 17 between Weld County Road 54 and 52. The four acre parcel is

used for agricultural activities, has oil well operation and a single family residence. The exemption will not change the current use of the property.

No conflict with the Milliken Planning Commission.

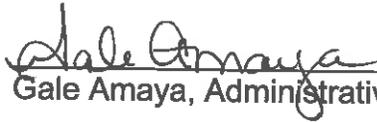
Other Business

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at 8:02 p.m.

Prepared by:



Gale Amaya, Administrative Assistant

Approved by:



Tim Woodcock, Chair