

TOWN OF MILLIKEN  
PLANNING COMMISSION  
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, FEBRUARY 19, 2014, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 19th Day of February 2014. Those present were: Vice-Chair Tim Woodcock, Commissioners: Dave Bernhardt, Jim Anthony, Richard Hillier and Dave Watson. Also present: Community Development Director Anne Johnson, Town Clerk Cheryl Powell and Assistant Town Attorney Sunita Sharma. Absent: Janet Lundquist.

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

**Agenda Approval**

Community Development Director Johnson would like to add announcements under the Discussion portion of the Agenda.

**Citizens Comments**

Tim Solomon, owner of the Evergreen Mobile Home Park, wanted to clarify what was spoken about during this evenings Work Session, regarding the classifications of the homes. The mobile or temporary-set homes are more similar to a HUD home, the home on a permanent foundation is similar to the IRC, IECC or NEC classification of homes. The HUD or mobile home would be temporary.

Most Mobile Home Park owners in the state will place a designation as to how old of a home they will accept, especially those units from the mid 1970's. This could be regulated. The only way Mr. Solomon would accept an older home would be to visually inspect it himself and it would need to be immaculate. He does not necessarily want to bring in an older home since it impacts his property value.

Ken Kidd, 2280 Birdie Way, Milliken, appreciates the work done on the investigation of the Town's Ordinances. He wanted to inform the Commission that there have been at least ten (10) homes brought into the Mobile Home Park within the last six (6) years. Building Permits were required, water and sewer connections were inspected, blocking and tie downs were inspected as well as the gas and electrical. At least since 2001 building permits were required before homes could be brought into the Park. He is not sure if anyone will be able to figure out the difference between a Mobile Home and a Manufactured, but you will not find a Manufactured Home in a Mobile Home Park anywhere in Colorado. They were designed to be portable if the people who owned them needed to relocate. He would like the Commissioners to keep this in mind while they conduct their research on what will be allowed in the Mobile Home Parks.

## **Minutes of Previous Meeting**

February 5, 2014 Minutes were approved as distributed.

### **CONSENT AGENDA**

There were not any items.

### **ACTION AGENDA**

#### **1. Public Hearing to Consider for Approval a Site Plan Review and Variance Request for the Heritage House**

Community Development Director Anne Johnson asked the Commission to consider a request from the Town of Milliken for a Site Plan Review application for the rehabilitation of the development of the landscaping at the Heritage House and a variance to allow painted amenities such as the fence and arbor. The property is located at 102 N. Grace Avenue in the R-1 Residential Zone District. Director Johnson presented the Commission with a Power Point presentation which incorporated a vicinity map and a concept plan by Britina. She gave an overview of what type of amenities will be added to the park area and changes made to the alleyway on the south side of the house behind the Town Hall.

Director Johnson explained the review criteria for this Site Plan Review. The application has been reviewed and is consistent with all criteria.

Discussion among the Commission was in regard to the painting of fences within the Town and to discuss at a later date a possible change to the Code.

Public Hearing Opened at: 7:25 p.m.

Commissioner Hillier asked about the rare species investigation and will this be conducted. Director Johnson responded that there are no rare species and that this investigation was required for the GOCO grant and the Division of Wildlife performed the survey work for free.

Discussion was on the use of the property and that if it is going to be used for Commercial Use there should be an irrigation design. Director Johnson responded that there is an irrigation design in the plan, but that it is not required for the Planning Commission to approve.

Jerri Solomon asked who is paying for the landscaping and why are children coming in from Fort Collins to volunteer on this project. Mrs. Solomon also asked if volunteers are being used to put in the landscape and she offered her services, but

is now too busy rehabilitating the Mobile Home Park to volunteer. Director Johnson responded that her son's High School class needed to provide community service and has chosen Milliken to provide this service. Director Johnson stated that she would welcome anyone to volunteer on this project and to contact her directly to help.

Public Hearing Closed at: 7:37 p.m.

Commissioner Bernhardt moved to approve the Applicant's request for a Site Plan Review for the Heritage House Landscaping 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 and move to approve without need to forward to the Town Trustees. Commissioner Watson seconded.

Discussion: Commissioner Bernhardt asked if this is a commercial use or an R-1 use. Director Johnson responded that the land was donated to the Town as a park use with a commercial/civic use amenity.

Vote: Commissioners Bernhardt, Hillier, Watson and Woodcock in favor. Commissioner Anthony opposed. Motion Passed.

Commissioner Bernhardt moved to approve the applicant's request for a Variance to allow a painted picket fence and arbors are consistent with the Approval Criteria for a Variance as found in 16-3-520(j)(2) of the Town's land Use Code and forward our motion for approval to the Town Trustees. Commissioner Watson seconded.

Discussion: Commissioners Watson and Bernhardt feel the painted fence and arbor will match with the house as long as it is maintained.

Vote: All in favor, none opposed. Motion carried

## **DISCUSSION AGENDA**

### **Other**

Billy Coulon with Evergreen Skatepark will be here Monday, February 24<sup>th</sup>. The demolition of the current skate park is underway. Knowledge Quest Academy (KQA) has invited Billy to their chili potluck on March 14<sup>th</sup>. All are welcome to attend.

Next Planning Commission will be held on March 5<sup>th</sup>. Director Johnson will compile information regarding the discussions on the Mobile Home Parks for discussion. There will not be a Planning Commission meeting on March 15<sup>th</sup>.

April 16th the Department of Local Affairs will be here to discuss the role of a Planning Commission.

Town Clerk Powell explained that the Town Board will be interviewing for the vacant Planning Commission seat on February 26<sup>th</sup>. She also explained the process for those whose seats are up for term in April, 2014.

An Intern who will be providing assistance to Community Development Director Johnson, will be looking into the processes and finding ways to better streamline the processes.

Director Bernhardt asked about the fencing that is being erected between the All American and Bronco sites. Director Johnson explained that she approved the fence with conditions that they will need to submit a site plan review and that they are installing the fence at their risk and may have to move the fence.

Commissioner Anthony asked about the Bronco site and the fencing there. Director Johnson explained that she has been in constant contact with their office in Kansas City and will forward the information onto the Commission once she has received it.

### **Unfinished Business**

### **Adjournment**

There being no further business, the meeting adjourned at 7:54 p.m.

Prepared by:

Approved by:



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Cheryl Powell, Town Clerk



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Tim Woodcock, Vice Chair