

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, JANUARY 15, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 15th Day of January 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

None additions or deletions to the agenda.

Citizens Comments

Margie Coufal, who resides at 23001 WCR 21 $\frac{3}{4}$, asked the Commission about a few letters they had received from the Town after the September Flood. Director Johnson responded that a letter was sent regarding the Big and Little Thompson Coalitions informing those that lived along the river corridor that there are River Restoration Coalitions and asking the river front residents if they would like to be involved in the coalition. Director Johnson also explained that a second letter was sent regarding the mapping that will be conducted by the State on behalf of the Town and property access may be needed by those conducting the mapping. If residents are not wanting people on their property to please inform the Town of this. Community Recovery Assistant Sandy Freeo, will be attending these meetings and bringing the information back to the Town.

Minutes of Previous Meeting

November 20, 2013 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 for an Outside Storage Facility and Transportation Headquarters for the Tree Guys, LLC in the Industrial, I-2 Zone District Located at 303 N. Irene Avenue

Community Development Director Anne Johnson asked the Commission to consider a request from David and Lesli Starr for a Site Plan Review application for an Outside Storage Facility and Transportation Headquarters for their business, The Tree Guys, LLC. The location of the proposed use is 303 North Irene Avenue located north of Cherry Street between Josephine and Irene Avenues. The applicant has also worked with the Milliken Fire District. Director Johnson presented a power point presentation depicting the location of the site and explained the Site Plan Review process to the Commission and the audience.

Commissioner Hillier asked about the comments in the SAFEbuilt review. Director Johnson responded that there were two (2) comments regarding the lean-to setback requirements and the proposed location of the shed.

Commissioner Hillier asked about the potential of the property being in a flood plain area. Director Johnson said that Mr. Starr will be apprised of whether they are in the floodway once the floodway mapping is completed. The applicant may have to acquire flood insurance on the property.

Public Hearing Opened at: 7:17 p.m.

Commissioner Hillier asked David Starr, 90 E. Holly, Milliken what type of materials will be stored at the facility. Mr. Starr explained that he has equipment that will be stored to protect it from the elements in the sheds. Mr. Starr explained that there will not be any fuel stored at the facility, but some maintenance/repair work will be conducted at this location. Commissioner Bernhardt asked when he will start building. Mr. Starr responded that the building will commence as soon as the weather allows. Commissioner Bernhardt asked if the property had flooded with the September flood event. Mr. Starr stated that he needed to take a canoe to his location, but the area that would be built upon was not flooded.

Assistant Town Attorney Sharma explained that there have been changes to the conditions of the approval that has been discussed with and approved by the applicant. Applicant acknowledges that landscaping may be required.

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

Public Hearing Closed at: 7:20 p.m.

Commissioner Bernhardt moved to approve the Applicant's request for a Site Plan Review to allow an Outside Storage Facility and Transportation Headquarters for their business, The Tree Guys, LLC 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 recommendation is accompanied by the following Conditions of Approval with changes and Development Standards:

Conditions of Approval

- Should this property be located in the floodplain due to recent studies being conducted by the Town, adequate flood-proofing of all structures may be required. A flood hazard development permit may be required. Applicant shall comply with said additional requirements should the application be amended applicant shall comply as such requirements.
- Applicant acknowledges that additional landscaping may be required.
- The applicant will provide evidence to the Town that the mineral, oil and gas owners have been notified of the proposed use of the property.
- The comments in the SAFEbuilt referral that will be addressed prior to using the property. Changes to the plat will reflect SAFEbuilt approval.
- The comments in the Lamp Rynearson referral must be addressed prior to using the property.
- Setbacks and lot dimension standards in the Land Use Code shall be followed.
- Prior to requesting a building permit for construction of the future shop, a Minor Subdivision application must be submitted to vacate lot lines.
- Access agreements, easements and/or rail crossing agreements shall be provided to the Town prior to use of the property.

Development Standards

- The Access Road will be maintained in an all-weather condition to allow emergency vehicle access.
- The wood stockpile area shall be for the exclusive use of The Tree Guys. A third-party may not utilize this area.
- Water and Sewer service shall be provided by the Town of Milliken at the applicant's expense should water and sewer be necessary in the future.

Commissioner Watson seconded.

Discussion: None.

Vote: All in favor, none opposed. Motion carried

DISCUSSION AGENDA

Weld County Referral # RECX13-0133

Thomas and Beverly Trostel have submitted an application for a Two Lot Recorded Exemption, east of and adjacent to County Road 19; approximately 0.5 miles north of County Road 38. Commissioners indicated no conflict.

Weld County Referral # USR13-0069

Ulrich Farms, Inc. has submitted an application for a Site Specific Development Plan and Use by Special Review for a Mineral Resource Development Facility including Oil and Gas Support and Service (two water depots) in the A (Agricultural) Zone District. The location of the property is West of and adjacent to County Road 21; approximately 0.6 miles north of Highway 66. Commissioners indicated no conflict.

Other

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at 7:31 p.m.

Prepared by:

Approved by:

Cheryl Powell, Town Clerk

Tim Woodcock, Vice Chair