

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, June 18, 2014, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 18th Day of June 2014. Those present were: Vice-Chair Tim Woodcock, Commissioners: Dave Bernhardt, Ron Blackmer, Dave Watson and Shellie Satterfield. Also present: Community Engagement Specialist/Planner Seth Hyberger, and Administrative Assistant Ashley Cummins. Absent: Commissioner: Richard Hillier, Community Development Director Anne Johnson, Town Clerk Cheryl Powell, Town Attorney Bruce Fickel, and Administrative Assistant Gale Amaya.

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

Agenda Approval

None.

Citizens Comments

None.

Minutes of Previous Meeting

June 4, 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 and Short-Term Employee Lodging in the I-2 Industrial Zone District

Community Engagement Specialist/Planner Seth Hyberger asked the Commission to consider a request from Jake Segrest for a Transportation Headquarters in the I-2, Industrial Zone District. The use of the property will include incidental repair and

servicing facilities for oil and gas support equipment as well as short-term employee lodging.

Public hearing opened at 7:05 p.m.

Commissioner Bernhardt asked that the street sign be changed from 23½ to 23¾ because that is what it measures and he doesn't want any confusion when people are looking for the business. Commissioner Bernhardt was also concerned with the trees planted so close to the ditch. He would like them to be relocated to insure the ditch company has access to the ditch.

Bart Black, a representative from Mesa Metal, also let the Commission know the landscaping can be changed to screen their business and not encumber the ditch.

Commissioner Bernhardt asked about the short-term employee lodging. Ken Segrest responded by informing the Commission there would only be a capacity for four (4) people staying at a time. There is only a break room available for the drivers, so the drivers will not be staying for long periods of time.

Lydia Rutt, owner of CDR Propane asked how much traffic will be coming through and her concerns of the fumes from the trucks.

Bart Black stated there will be a maximum of eight (8) trucks moving in and out twice a day. He also added the trucks will not be idling.

Public hearing closed at 7:22 p.m.

Commissioner Bernhardt Motioned "I find that the Applicant's request for a Site Plan Review to allow a Transportation Headquarters with incidental repair and servicing facilities and short-term employee lodging for Jake Segrest 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 further find that the application does not need to be forwarded to the Town Board for final approval as provided in Section 16-4-430(b)(8) of the Land Use Code. I move to approve the application subject to the Conditions of Approval and Development Standards listed above in Staff's memo dated June 18, 2014, as accepted by the Applicant, which conditions and standards shall be placed on the plat and recorded in the office of the Weld County Clerk and Recorder." Commissioner Watson seconded.

Commissioner Bernhardt amended the motion to have the site plan changed so that landscaping was moved away from the Big Thompson, Platte River B-Line ditch to avoid future conflicts. Commissioner Watson seconded.

Vote all in favor, none opposed.

Unfinished Business

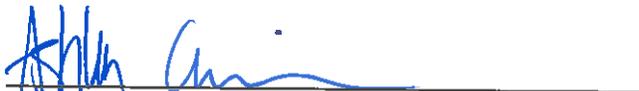
None.

Adjournment

There being no further business, the meeting adjourned at 7:24 p.m.

Prepared by:

Approved by:



Ashley Cummins, Administrative Assistant



Tim Woodcock, Vice Chair