

TOWN OF MILLIKEN  
PLANNING COMMISSION  
MEETING HOUSE, 1201 BROAD STREET

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

The Planning Commission of Milliken convened into regular session on the 15th Day of October 2014. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Dave Watson, Ron Blackmer, Shellie Satterfield, Richard Hillier and Mitchell Portella. Also present: Town Clerk Cheryl Powell, Community Engagement Specialist/Planner Seth Hyberger, Administrative Assistant Ashley Cummins and Town Attorney Bruce Fickel.

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**

October 1, 2014 Minutes approved as distributed.

**CONSENT AGENDA**

There were not any items.

**ACTION AGENDA**

1. **Public Hearing and Consideration and Approval of Ordinance 699, Amending Chapter 16 of the Milliken Municipal Code**

To consider for approval Ordinance 699, which amends Chapter 16 of the Milliken Municipal Code by the amendment of Sections 16-3-130 and 16-4-410 regarding the minor subdivision process for lot line vacation.

Town Attorney Bruce Fickel discussed Ordinance 699 with the Commissioners that will go to the Town Board and will make it a lot easier for builders and homeowners.

Public hearing was opened at 7:05 p.m.

Town Attorney Fickel explained what constitutes a minor subdivision between a major subdivision is 5 houses which is typically an acre worth of houses. The purpose of this ordinance is for citizens to vacate lot lines and have it approved administratively if it is under 15 acres.

Commissioner Hillier asked if Section 4 requires an application process for minor lot lines. Town Attorney Fickel said that it will be done administratively in conformance with the land use code.

Commissioner Hillier was concerned with the big jumps in codes between Section 3. Commissioner Satterfield said they are going in order with the code.

Commissioner Hillier also stated that the ordinance needed to better clarify that it serves two purposes. This ordinance allows for the vacation of lot lines and the minor subdivision process to occur administratively for up to five lots. Commissioner Hillier wondered if it would be better to have two ordinances instead of one for clarity.

The Planning Commission asked if they could be notified when lot lines are vacated or during the formation of a minor subdivision. Town Clerk Powell will notify the Commissioners.

Commissioner Bernhardt asked if you will be required to submit a land use application to vacate lot lines. Town Attorney Fickel said that will be done automatically.

Town Attorney Fickel decided he will make changes so the ordinance will read easier and make sense to all regarding the vacation of lot lines and a section regarding minor subdivisions.

Public hearing closed: 7:45 p.m.

Commissioner Bernhardt motioned "I motion that we refer back to staff and continue the public hearing." Commissioner Watson seconded.

Vote all in favor. None Opposed.

## **Discussion**

### **1. Weld County Referral for RECX14-0114**

DCP Midstream LP has submitted an application for a 3-Lot Recorded Exemption. The applicant is proposing to subdivide an agricultural parcel into three lots.

Proposed lot C currently contains a USR approved gas compressor station. Proposed lots A and B will remain in agricultural production for the foreseeable future. The property location is west of and adjacent to CR 33; South of and adjacent to CR 48 Section Line.

Community Engagement Specialist/Planner Seth Hyberger has no conflicts. The Commission also has no conflict.

**Unfinished Business**

None.

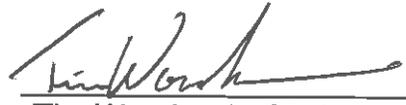
**Adjournment**

There being no further business, the meeting adjourned at 7:48 p.m.

Prepared by:

  
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Ashley Cummins, Administrative Assistant

Approved by:

  
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Tim Woodcock, Chair