

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, October 1, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 1st Day of October 2014. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Dave Watson, Ron Blackmer, Shellie Satterfield, and Mitchell Portella. Also present: Town Clerk Cheryl Powell, Community Engagement Specialist/Planner Seth Hyberger and Administrative Assistant Ashley Cummins. Absent: Commissioner Richard Hillier 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

September 17, 2014 Minutes approved as distributed.

CONSENT AGENDA

There were not any items.

ACTION AGENDA

1. Appeal Application for Review and Recommendation of a Variance Request for a Rear Setback and Front Yard Setback

Community Engagement Specialist/Planner Seth Hyberger informed the Commission there was an error made in the pouring of the foundation at the property located at 704 Schoolhouse Drive owned by John Baily. The foundation does not meet the setback requirement and the builder is appealing an administrative decision and is seeking variance.

Public hearing was opened at 7:09 p.m.

David Sipes, owner of Phoenix Concrete and subcontractor for John Bailey with 2 Valley Builders explained there was issue with the location of the foundation which was not found till after it had been poured. John Bailey, owner of 2 Valley Builders is requesting the variance to prevent an undue hardship. All building on the project site has ceased.

Public hearing closed 7:13 p.m.

Commissioner Blackmer motioned "Staff recommends the Planning Commission find that the request from Phoenix Concrete Construction, LLC on behalf of the property owner is consistent with the appeal to an administrative decision as stated in Section 16-3-520(f) and variance criteria as stated in Section 16-3-520(j)(2). The Variance request is recommended to the Board of Trustees regarding Section 16-3-490, Density and Dimensional Standards, to allow a 19' 11" rear yard setback rather than the 20' requirement and to allow a 19' 4" front yard setback rather than the 20' requirement for the property located at 704 School House Drive." Commissioner Watson seconded.

Vote: All in favor.

Amended Motion

Commissioner Blackmer made an amendment to the motion that states "Staff recommends the Planning Commission find that the request from Phoenix Concrete Construction, LLC on behalf of the property owner is consistent with the appeal to an administrative decision as stated in Section 16-3-520(f) and variance criteria as stated in Section 16-3-520(j)(2). The Variance request is recommended to the Board of Trustees regarding Section 16-3-490, Density and Dimensional Standards, to allow a 4' 11" rear side yard setback rather than the 5' requirement and to allow a 4' 4" front side yard setback rather than the 5' requirement for the property located at 704 School House Drive." Commissioner Watson seconded.

Vote: All in favor.

Discussion

1. Weld County Referral for RECX14-0111

Jose R. Martin Del Campo has submitted an application for an Amended Recorded Exemption. Applicant is proposing to adjust lot lines and incorporate Lot A of Recorded Exemption 136 into the boundaries of Lot B of Recorded Exemption 2280. The property

location is South of and Adjacent to CR48.5 West of and Adjacent to State Highway 257.

Community Engagement Specialist/Planner Seth Hyberger has no issues with the request. Chair Woodcock suggested we annex them into the Town.

Jose R. Martin Del Campo shared his story of what damage happened to him during the flood and how he can get back on his feet if this goes through.

The Commission has no conflict and passed this on to County.

2. Weld County Referral for RECX14-0112

Jose R. Martin Del Campo has submitted an application for a Two Lot Recorded Exemption. This case is being processed in conjunction with case # RECX14-0111.

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

3. Weld County Referral for RES14-0001

Lake Arrowhead Water Association has submitted an application for a Resubdivision to divide Tract A of Arrowhead Subdivision 4th Filing into two lots. The application is being processed in conjunction with Change of Zone COZ14-0005. The property location is South of and adjacent to West 37th Street and approximately 1,500 feet west of 47th Avenue.

Community Engagement Specialist/Planner Seth Hyberger has no conflicts.

The Commission also has no conflict.

4. Weld County Referral for COZ14-0005

Lake Arrowhead Water Association has submitted an application for a Change of Zone from the A (Agricultural) Zone District to the R-1 (Low Density Residential) Zone District. This case is being processed in conjunction with Resubdivision RES14-0001.

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

Unfinished Business

None.

Adjournment

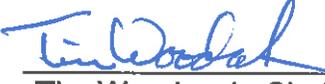
There being no further business, the meeting adjourned at 7:43 p.m.

Prepared by:



Ashley Cummins, Administrative Assistant

Approved by:



Tim Woodcock, Chair