



**PLANNING COMMISSION MINUTES**  
**JANUARY 24, 2019**

**CALL TO ORDER**

Chair Gary Poole called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

The Planning Commission and audience joined in saying the Pledge of Allegiance.

**ROLL CALL**

Also, present were Commissioners Duane Hopkins, Richard Foerster, Kelly Hickler, Eliana Burke and Erik Frandsen. Alternate Tracie Manske was present and seated for the vacant position. Alternates Ruth Ann Nelson and Kimberly Rodell were present.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

November 8, 2018 Meeting Minutes

Commissioner Richard Foerster moved to approve the November 8, 2018 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 5:0:2 with Commissioners Duane Hopkins and Erik Frandsen abstaining due to being absent from the November 8, 2018 meeting.

**CONSENT AGENDA**

None

**PUBLIC HEARING: OPENED: 7:03 P.M.**

Carolyn Parkinson, Planner presented the staff report for the Mainstreet Center Amendment 1 Lot 1A - Site Plan Amendment, The Schoolhouse Plaza and Parking Lot. Ms. Parkinson concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the site plan amendment request.

Commissioners discussed with staff:

- plans for the vacant lot to the west of The Schoolhouse; *(Staff said the Town does not currently have an active development application; the infrastructure improvements for future development will occur with completion of the proposed parking lot improvements.)*

**APPLICANT PRESENTATION**

None; staff presentation only.

## **PUBLIC COMMENT OPENED**

Ruth Ann Nelson, 19834 Summerset Lane, Parker, CO asked staff to address the number of parking spaces and landscape requirements.

## **PUBLIC COMMENT CLOSED**

Ms. Parkinson said there are 119 existing parking spaces; in order to meet new required parking lot landscape island requirements, there will be 115 parking spaces. She said due to existing physical conditions, the new landscape is more compliant than the existing conditions but the requirements can't be 100 percent met.

## **PUBLIC HEARING: CLOSED: 7:12 P.M.**

## **PLANNING COMMISSION DISCUSSION**

Commissioner Erik Frandsen said this is a straight-forward request; it is a long, overdue, good plan to start improving spaces between public spots. He supported recommending approval to Town Council.

Commissioner Eliana Burke supported recommending approval; she said it's nice to see the proposed improvements to the parking area.

Commissioner Tracie Manske agreed; it is a straight-forward request that sticks to the guidelines set forth in the Mainstreet Master Plan that will benefit the Town.

Commissioner Duane Hopkins supported recommending approval; he said he liked the restricted access off Mainstreet and the improvements to the parking lot and walkway.

Commissioner Kelly Hickler agreed; she said this is a great addition to Mainstreet.

Commissioner Richard Foerster liked the idea of the parking lot improvements.

Chair Gary Poole concurred.

Commissioner Richard Foerster moved that the Planning Commission recommend the Town Council approve the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board. Commissioner Duane Hopkins seconded; a vote was taken and passed 7:0.

## **PLANNING COMMISSION ITEMS**

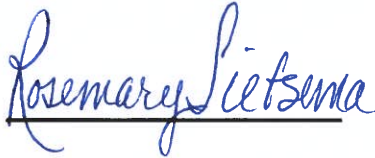
Chair Gary Poole reminded the Planning Commission that the next meeting will be February 7, 2019.

## **STAFF ITEMS**

None

## ADJOURNMENT

The meeting was adjourned at 7:16 p.m.



Rosemary Sietsema

Recording Secretary



Gary Poole

Chair