



PLANNING COMMISSION MINUTES
February 28, 2019

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

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

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

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Duane Hopkins moved to approve the January 24, 2019 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:03 P.M. PARKER POINTE – Minor Development Plat

Applicant: Parker and Stroh, LLC
Location: Southeast Corner of Parker Road and Stroh Road
Department: Community Development, Paul Workman
TRAKiT No.: SUB17-058

Paul Workman, Planner presented the staff report for the Parker Pointe – Minor Development Plat. Mr. Workman concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the minor development plat.

Commissioners discussed with staff:

- if the Stroh Road full-movement traffic access will be signalized; (*Alex Mestdagh, Town of Parker, Engineering Services Manager said there will be a two-way stop condition for the minor roads at the full-movement traffic access that will not be signalized.*)
- if all lots will be developed by a single-developer or individual developers; (*Mr. Workman said a majority of the lots will be developed individually.*)
- if the drainage area will be improved or remain natural for the Preble's meadow jumping mouse habitat; (*Mr. Mestdagh said the drainage area will remain natural.*)

- if there will be individual traffic studies and landscape requirements for each lot development; (*Mr. Mestdagh and Mr. Workman said yes, there will be traffic conformance letters and landscape requirements for the development of each lot.*)
- if the referral comments are to be addressed as part of this approval or at the time of development; (*Mr. Workman said some of the Public Works requirements need to be met with approval of this request; other comments will be addressed at the time of site plan.*)

APPLICANT PRESENTATION

None; applicant was available for questions.

Planning Commissioners had no questions for the applicant.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:14 P.M. PARKER POINTE – Minor Development Plat

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said the request is cut and dried.

Commissioner Duane Hopkins said the request is straight-forward; the location of this property needs to be commercially developed and this request will set the stage for proper development. He supported recommending Town Council approve the request.

Commissioner Kelly Hickler said the request clearly meets all approval criteria.

Commissioner Ruth Ann Nelson agreed.

Commissioner Kimberly Rodell agreed.

Commissioner Richard Foerster agreed.

Chair Gary Poole agreed.

Commissioner Eliana Burke moved that the Planning Commission recommend Town Council approve the minor development plat. Commissioner Kelly Hickler seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:16 P.M. COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 - Minor Development Plat

Applicant: Dave Klebba, Etkin Johnson
Location: South of Compark Boulevard and west of Chambers Road
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB18-047

Stacey Nerger, Planner presented the staff report for the Compark Village Filing No. 4, Amendment No. 1 – Minor Development Plat. Ms. Nerger concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the minor development plat.

Commissioners discussed with staff:

- the immediate plans for development; (*Ms. Nerger said the request will provide for two-buildable lots, a tract for a detention pond and an unbuildable tract which will allow for future office/warehouse uses; two site plan applications have been submitted to construct office/warehouse buildings on the property.*)
- the definition of exemption plat; (*Ms. Nerger said that an exemption plat is a means to legally plat land prior to having to meet subdivision development requirements.*)
- if a traffic study would be done with the site plan application; (*Ms. Nerger said yes, a traffic study was submitted and reviewed as part of this application and will be submitted and reviewed as part of the site plan process.*)
- the definition of unbuildable lots; (*Ms. Nerger said an unbuildable lot establishes a legal status that a lot cannot be built upon until a development application can be reviewed for compliance to the Town's Land Development Ordinance; it does not mean that the lot has geographic or environmental building limitations.*)

APPLICANT PRESENTATION

Dave Klebba, Vice President of Development, Etkin Johnson Real Estate Partners, 5 Blue Grouse Ridge Road, Littleton, CO said they look forward to a high quality development for the site.

Planning Commissioners had no questions for the applicant.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:23 P.M. COMPARK VILLAGE FILING NO. 4, AMENDMENT NO. 1 - Minor Development Plat

PLANNING COMMISSION DISCUSSION

Commissioner Kimberly Rodell said the request is consistent with the surrounding areas; she appreciated the buildable lots and exemption plat discussion as a learning opportunity. She said this is a straight-forward request and she supported recommending approval to Town Council.

Commissioner Eliana Burke agreed.

Commissioner Ruth Ann Nelson said it will be nice to have additional employment in Parker.

Commissioners Kelly Hickler agreed and that the request complies with all six criteria for approval.

Commissioner Duane Hopkins agreed.

Commissioner Richard Foerster agreed; the request complies with the Parker 2035 Master Plan and the surrounding land development.

Chair Gary Poole agreed.

Commissioner Duane Hopkins moved that the Planning Commission recommend Town Council approve the Compark Village Filing No. 4 Amendment No. 1 Minor Development Plat. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:25 P.M. ORDINANCE NO. 3.25.1 - A Bill for an Ordinance Amending Ordinance No. 3.25 by the Deletion of Certain Property from the Planned Development Zoned Area Known as the Country Meadows Planned Development

Applicant: Town of Parker
Location: Northwest corner of Parker Road and Hess Road
Department: Community Development, Stacey Nerger

Stacey Nerger, Planner presented the staff report for Ordinance No. 3.25.1. Ms. Nerger concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the ordinance.

Commissioners discussed with staff:

- from where the request was initiated; (*Ms. Nerger said that when the properties were rezoned from Country Meadows Planned Development to Modified C-Commercial a zoning map was created and approved to reflect this change; the Town's internal Geographic Information System mapping brought this to staff's attention.*)
- that this is a clean-up for internal documents; not a problem brought forward by an external entity; (*Ms. Nerger said that is correct.*)
- that the properties will still be commercially developed; (*Ms. Nerger said that is correct.*)

APPLICANT PRESENTATION

None; staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:30 P.M. ORDINANCE NO. 3.25.1

PLANNING COMMISSION DISCUSSION

Commissioner Richard Foerster said the request makes sense as an administrative process.

All Commissioners agreed.

Commissioner Ruth Ann Nelson moved that the Planning Commission recommend Town Council approve Ordinance No. 3.25.1. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

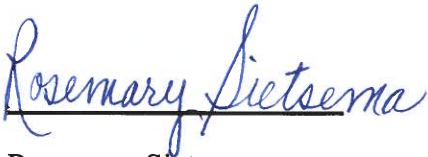
None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair