



PLANNING COMMISSION MINUTES

April 25, 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, Eliana Burke and Erik Frandsen. Alternate Kimberly Rodell was present and seated for the vacant position. Alternate Tracie Manske was present; Alternate Ruth Ann Nelson was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Duane Hopkins moved to approve the April 11, 2019 meeting minutes. Commissioner Kelly Hickler seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:04 P.M. UNPLATTED TRACT PARKER PLAZA SHOPPING CENTER – Rezoning (Continued from 3.28.19)

Applicant: Tom Dermody

Location: Northwest Corner of Parker Road and Plaza Drive

Department: Community Development, Carolyn Parkinson

TRAKiT No.: Z18-014

Carolyn Parkinson, Planner, presented the staff report for the Parker Plaza Shopping Center - Rezoning. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the rezoning request.

Commissioners discussed with staff:

- that the current use is allowed and wants to expand; (*Staff said yes, the use is allowed and currently is about 3500 square feet and they wish to expand.*)
- if the proposed rezoning is for the existing use only; (*Staff said no, the rezoning will allow for all assembly uses up to 10 thousand square-feet.*)

APPLICANT PRESENTATION

Tom Dermody, Cactus Moon Parker LLC, 3841 Colorful Lane, Castle Rock, CO 80109 presented:

- Parker Plaza Shopping has been in existence since before the Town of Parker was incorporated

- Parker Core Knowledge began at this location; then Sunshine Learning Center and now Little Blessing Pre-School
- the request allows assembly uses but should take care of the continued pre-school use, as the infrastructure already exists

Planning Commissioners discussed with the applicant:

- the size of the lower part of the building; (*Mr. Dermody said its about 10 thousand square-feet.*)
- the length of the leases; (*Mr. Dermody said the leases are for five years; the current use is going on three and one-half years and requested the expansion to continue with the lease.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:14 P.M. UNPLATTED TRACT PARKER PLAZA SHOPPING CENTER – Rezoning (Continued from 3.28.19)

PLANNING COMMISSION DISCUSSION

Commissioner Duane Hopkins said the request meets the nine criteria for continuance of a use that is appropriate for the Town; he supported recommending approval to Town Council.

Commissioner Richard Foerster said the request meets the nine criteria for recommending approval; increasing the square-footage opens up the flexibility for other uses. He supported recommending approval to Town Council.

Commissioner Kelly Hickler agreed; said the existing use makes sense; and she supported recommending approval to Town Council.

Commissioner Kimberly Rodell agreed; said it may be the plaza the Town forgot but everyone knows where it is; it is great to see the space used and a business thrive. She supported recommending approval to Town Council.

Commissioner Eliana Burke agreed.

Commissioner Erik Frandsen agreed.

Chair Gary Poole agreed.

Commissioner Eliana Burke moved that the Planning Commission recommend that Town Council approve the Parker Plaza Shopping Center rezoning. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

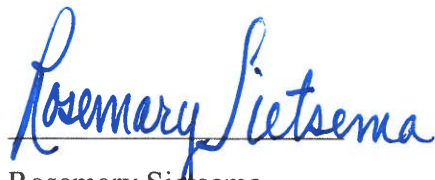
None

STAFF ITEMS

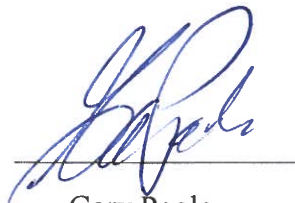
None

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

A handwritten signature in blue ink that reads "Rosemary Sietsema". The signature is written in a cursive style with a large initial 'R'.

Rosemary Sietsema
Recording Secretary

A handwritten signature in blue ink that reads "Gary Poole". The signature is written in a cursive style with a large initial 'G'.

Gary Poole
Chair