



PLANNING COMMISSION MINUTES

October 10, 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 Richard Foerster, Ruth Ann Nelson and John Howe. Alternates Susan Caudill and Kimberly Rodell were present and seated for the absent Commissioners Duane Hopkins, Erik Frandsen and Eliana Burke. Alternate Tracie Manske was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the September 26, 2019 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

DRAFT RESOLUTION - A Resolution to Adopt the 2019 Three-Mile Area Plan

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Carolyn Washee-Freeland

Carolyn Washee-Freeland, Planner, presented the staff report for the 2019 Three-Mile Area Plan. Ms. Freeland concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the 2019 Three-Mile Area Plan.

Planning Commissioners had no questions for staff.

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PLANNING COMMISSION DISCUSSION

All the Commissioners agreed that the update was straight-forward; keeps the Town in compliance; reflects the changes that have occurred in the last year and provides new maps.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council Adopt the Town of Parker's 2019 Three-Mile Area Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: OPENED: 7:07 P.M. NEWLIN CROSSING FILING 1 - Minor Development Plat

Applicant: Plan West - Representative, David Brehm

Location: Generally located at the Northeast Corner of Mainstreet and Chambers Road

Department: Community Development, Carolyn Parkinson

TRAKiT No.: SUB19-013

Carolyn Parkinson, Planner, presented the staff report for the Newlin Crossing Filing 1 – Minor Development Plat. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Newlin Crossing Filing No. 1 – Minor Development Plat.

Planning Commissioners discussed with staff:

- the term "unbuildable" tracts; (*Staff said "unbuildable" tracts are superblocks of a property that create allowable uses for future development.*)
- the acronym "SIA"; (*Staff said SIA is a Subdivision Improvement Agreement.*)
- the Arapahoe County Public Airport Authority (the Authority) comment requiring an aviation agreement; (*Staff said the aviation comment is not applicable to this minor development plat because it does not create buildable tracts; the Authority will be a referral agency as the tracts are replatted into buildable lots.*)
- if at the time of development, the land grade at the intersection of Chambers Road and Mainstreet will be raised; (*Staff said that will be determined at the time of development.*)

APPLICANT PRESENTATION

David Brehm, Plan West, 767 Santa Fe Drive, Denver, CO 80204, presented:

- the northeast corner of Chambers Road and Mainstreet is zoned commercial
- two acres at the corner of W Parker Road and Chambers Road is zoned commercial
- the rest is zoned residential
- the minor development plat allows for the next step in development

PUBLIC COMMENT OPENED

Ray Traffis, 10680 Stonemeadow Drive had concerns regarding:

- the uses allowed on the tracts
- the grade issue for the potential commercial area

PUBLIC COMMENT CLOSED

Commissioner Richard Foerster discussed the directional flow of Newlin Gulch; staff said Newlin Gulch flows north away from the commercial area.

PUBLIC HEARING: CLOSED: 7:22 P.M. NEWLIN CROSSING FILING 1 - Minor Development Plat

PLANNING COMMISSION DISCUSSION

Commissioner Richard Foerster said the plan is consistent with the Master Plan and he supported recommending approval to Town Council.

Commissioner John Howe agreed; it's early in the process for this property that needs to be developed. He said he is concerned with the topography regarding drainage and access that he understands will be dealt with at the time of development. He supported recommending approval to Town Council.

Commissioner Kimberly Rodell said she now understands that the minor development plat request makes sense for future development.

Commissioner Susan Caudill supported the request that is needed for future development.

Commissioner Ruth Ann Nelson agreed.

Chair Gary Poole said this is a step towards the future development of the property; he supported recommending approval to Town Council.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve Newlin Crossing Filing No. 1 – Minor Development Plat. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

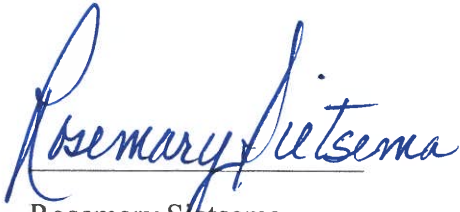
None

STAFF ITEMS

Reminder: Training on Subdivision and Platting and Study Session on the Chambers and Hess Roads Subarea Plan at 5:30 p.m., prior to the October 24, 2019 Planning Commission meeting.

ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

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

Rosemary Sletsema
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