



## **PLANNING COMMISSION MINUTES**

**February 13, 2020**

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 Ruth Ann Nelson, John Howe and Erik Frandsen. Alternate Susan Caudill was seated for the vacant position; Alternate Tracie Manske was seated for the absent Commissioner Eliana Burke. Commissioner Richard Foerster and Alternate Kimberly Rodell were absent.

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

### **APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the January 23, 2020 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 6:0.

### **PUBLIC HEARING: OPENED: 7:02 P.M. DRANSFELDT PLACE PLANNED DEVELOPMENT - Rezone (Continued from January 23, 2020)**

Applicant: Dan Myers, Colorado Steel Systems  
Location: 12404 N Pine Drive  
Department: Community Development, BrieAnna Simon  
TRAKiT No.: Z19-013

BrieAnna Simon, Planner, presented the staff report for the Dransfeldt Place Planned Development (PD) – Rezone request. Ms. Simon concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the rezone request.

Commissioners discussed with staff:

- the need for a traffic study based on proposed allowed uses; (*Staff said any site plan for uses permitted in the original PD requires a traffic compliance letter indicating compliance with the original traffic study; if the proposed use is not listed in the original PD, the applicant is required to provide a full traffic.*)

Commissioners had no questions for the applicant.

### **APPLICANT PRESENTATION**

None; staff presentation only.

### **PUBLIC COMMENT OPENED**

None

### **PUBLIC COMMENT CLOSED**

Commissioner Ruth Ann Nelson asked for clarification on permitted uses other than light industrial relative to requiring a traffic study.

Staff said Engineering's comments regarding the potential to submit a revised traffic study are based on the alignment of permitted uses in the PD with those found within a Light Industrial zone district to ensure applicants are aware of any traffic study requirements.

### **PUBLIC HEARING: CLOSED: 7:11 P.M. DRANSFELDT PLACE PLANNED DEVELOPMENT - Rezone (Continued from January 23, 2020)**

### **PLANNING COMMISSION DISCUSSION**

Planning Commissioners discussed the proposed rezone request:

- provides clarification on permitted uses within the PD; both current and future
- meets the nine criteria for recommending approval
- specifies intent to ensure understanding of the zoning amendment by surrounding businesses
- makes it clear that additional storage facilities are restricted; but existing storage facilities are allowed as legal, non-conforming
- will allow for drainage issues to be addressed at the time of site plan development
- will bring the PD into better alignment with the Land Development Ordinance
- reflects staff working with local business owners to attain compliance with Town land use regulations

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the request to rezone the property to Dransfeldt Place Planned Development Amendment No. 1., subject to updating both the intent and "Mini-storage Warehouses, including recreational vehicle storage" language as provided during the public hearing. Commissioner Erik Frandsen seconded; a vote was taken and passed 6:0.

### **PLANNING COMMISSION ITEMS**

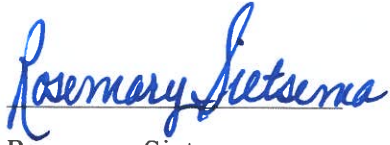
None

### **STAFF ITEMS**

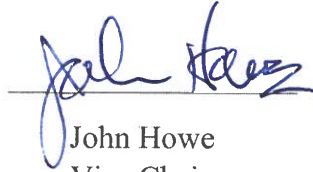
Staff reminded the Planning Commissioners that the February 27, 2020 meeting is cancelled.

## ADJOURNMENT

The meeting was adjourned at 7:50 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 "John Howe". The signature is written in a cursive style with a large initial 'J'.

John Howe  
Vice Chair