PARKER
COLORADO

PLANNING COMMISSION MINUTES
April 9, 2020

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

Chair Gary Poole introduced information regarding the need for and operations of virtual meetings.

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

Also, present were Commissioners Richard Foerster, Ruth Ann Nelson, John Howe, Erik Frandsen and Eliana Burke. Alternate Susan Caudill was seated for the vacant position. Alternate Kimberly Rodell was present via Facebook Live. Alternate Tracie Manske was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the March 12, 2020 meeting minutes.
Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:03 P.M. F & K SUBDIVISION, MOST OF LOT 2 - PARKER ANIMAL HOSPITAL - Use by Special Review (Continued from March 26, 2020)
Applicant: Omni Building Corporation for Hayes and Bigbee, LLC
Location: 10255 Parker Road
Department: Community Development, Carolyn Parkinson
TRAKiT No.: Z19-025

Carolyn Parkinson, Planner, presented the staff report for the F & K Subdivision, Most of Lot 2 Parker Animal Hospital – Use by Special Review request. Ms. Parkinson concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the request, subject to the five (5) conditions contained in staff's report.

Commissioners discussed with staff:

- if all nine criteria for approval have been met; (*Staff said yes.*)
- if comments regarding noise have been received; (*Staff said no comments from the public or adjacent property owners regarding noise concerns have been received.*)
- if the Town has any breed restrictions; (*Staff said the Town has no breed restrictions; the applicant has the right to refuse aggressive animals.*)

- if there are guidelines in the facility's operations manual or if there are Town regulations regarding the frequency of cleaning/sanitizing the outdoor exercise area; (*Staff said the Town has no regulations but the owner is answerable to the Colorado Pet Animal Care Facilities Act (PACFA) which is a program for licensing and inspecting pet care facilities. Staff said the facility owner has contracted with a pet waste removal company to provide waste containers for pick-up and removal twice a week in addition to PACFA cleaning/sanitizing requirements; staff was unaware of PACFA requirements but believed cleaning would be performed throughout the day.*)

APPLICANT PRESENTATION
None

Commissioners had no questions for the applicant.

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:14 P.M. F & K SUBDIVISION, MOST OF LOT 2 - PARKER ANIMAL HOSPITAL - Use by Special Review (Continued from March 26, 2020)

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- meets the nine criteria for recommending approval
- indicates facility ownership is in agreement with the five (5) conditions for recommending approval
- indicates extra effort for waste removal
- proposes site upgrades that will benefit the Town and surrounding area
- did not indicate current noise concerns from adjacent business or resident owners
- will provide a unique service for pet boarding with available veterinary staff on-site
- shows an impressive work effort by the facility owner

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Use by Special Review to allow boarding of dogs and cats at the site of the existing Parker Animal Hospital, subject to the five (5) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:18 P.M. LOT 2, MARK SIX BUSINESS SUBDIVISION - Rezone

Applicant: John Kopasz
Location: 18800 Clarke Road
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z18-021

BrieAnna Simon, Planner, presented the staff report for the Lot 2, Mark Six Business Subdivision – Rezone request. Ms. Simon concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners had no questions for staff or the applicant.

APPLICANT PRESENTATION

None; applicant was available for questions.

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:22 P.M. LOT 2, MARK SIX BUSINESS SUBDIVISION - Rezone

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the proposed rezone request:

- is a simple request that will provide for additional business uses
- will align businesses uses with the Parker 2035 Master Plan
- will allow uses consistent with existing uses in the surrounding area
- meets the nine (9) criteria to recommend approval

Chair Gary Poole thanked staff for thorough and clear presentation.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Lot 2, Mark Six Business Subdivision rezoning request. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS
Chair Gary Poole thanked staff for their efforts in working through the virtual meeting process.

STAFF ITEMS
Staff thanked the Planning Commission for a successful first virtual meeting.

ADJOURNMENT

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

Rosemary Sietsema

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair