



PLANNING COMMISSION MINUTES

October 22, 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 Kimberly Rodell, Richard Foerster, Ruth Ann Nelson, John Howe, Erik Frandsen and Eliana Burke. Alternates Susan Caudill and Tracie Manske were present. Alternate Anthony Matthews was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the October 8, 2020 meeting minutes.

Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

Chair Gary Poole advised the public of the role of the Planning Commission and to join the Zoom webinar link if they wished to make public comments using the “Raise your Hand” feature; and that those watching on Facebook Live would not be able to make public comments.

RESOLUTION NO. 20-054 - A Resolution to Adopt the Town of Parker, Colorado, 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 2020 Three-Mile Area Plan. Ms. Freeland concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the 2020 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 John Howe moved the Planning Commission recommend Town Council Adopt the Town of Parker's 2020 Three-Mile Area Plan. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:13 P.M. MACLACHLAN PROPERTY FILING 1 LOT 1 -USE BY SPECIAL REVIEW FOR 9855 PARKER LLC/INSPIRE ANIMAL HOSPITAL

Applicant: Ben Swanson /Jamie Saliman, Josh Saunders
Location: Generally located on the north side of Lincoln Avenue, between Dransfeldt Road and Parker Road
Department: Community Development, Carolyn Washee- Freeland
TRAKiT No.: Z20-009

Carolyn Washee-Freeland, Planner, presented the staff report for the Maclachlan Property Filing 1 Lot 1 – Use by Special Review for 9855 LLC/Inspire Animal Hospital request. Ms. Washee-Freeland concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve the Use by Special Review request, as conditioned in staff's report.

Commissioner Erik Frandsen disclosed that he has a professional relationship with the owner of the building and recused himself from the hearing. All Commissioners concurred with that action.

Commissioners discussed with staff and the applicant:

- if any concerns regarding noise have been received; *(Staff said no public comments regarding noise have been received; the applicant will be mitigating noise through their operations and site plan materials.)*
- if the proposed site shares a common wall with Murdoch's; *(Staff said there is a common wall; the applicant said the common wall is cement blocks; prohibiting sound transmission from the vet clinic.)*
- to confirm there is only one wall between the two businesses; *(The applicant said there are two block walls between the two businesses.)*
- if the wall where surgeries will be performed will be sound-proofed; *(The applicant said a demising wall will be constructed with an STC-55 sound rating.)*
- if surgical patients will stay overnight; *(The applicant said there will be no overnight boarding of animals.)*
- the schedule for outdoor waste removal; *(The applicant said outdoor waste will be immediately removed and disposed in a lid-sealed container.)*

- the additional veterinarian certification process; *(The applicant said the certification program provides a low stress environment through handling animals in a less stressful manner during restraint and through behavioral modifications.)*
- the effect on future development sites to the south of the proposed animal hospital; *(Staff said it is not anticipated that there will be any negative effects to future commercial development, as the use aligns with the Parker 2035 Master Plan.)*
- the proposed site is at a busy intersection that shouldn't have any impacts on adjacent businesses, unless there are concerns from outside agencies; *(Staff said the outside agencies' comments approved the use; additional outside agency referrals will be sought as part of the site plan process.)*

APPLICANT PRESENTATION

None

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

Commissioner Richard Foerster asked if animal day care would be provided in addition to medical care. The applicant said there will be no provision of animal day care; the use is strictly for medical care.

PUBLIC HEARING: CLOSED: 7:31P.M. P.M. MACLACHLAN PROPERTY FILING 1 LOT 1 -USE BY SPECIAL REVIEW FOR 9855 PARKER LLC/INSPIRE ANIMAL HOSPITAL

PLANNING COMMISSION DISCUSSION

Planning Commissioners agreed the request:

- has no overall negative impacts in the area
- is a use that is needed
- meets the nine criteria for approval
- needs to fulfill the eight conditions for approval
- will fill a vacancy
- the location may be mutually advantageous to both the vet hospital and the adjacent Murdoch's

Commissioner John Howe moved to recommend Town Council approve the Maclachlan Filing 1 Lot 1 – Use by Special Review request for a Veterinary Hospital to allow up to 100 percent of the building to be used for a veterinary hospital facility, with up to 3,700 square-feet of indoor space and 400 square-feet of an outdoor fenced area located in the rear of the building, subject to the eight (8) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

PUBLIC HEARING: DOUGLAS 234 FILING 6 - Minor Development Plat (To be Continued to October 29, 2020)

Applicant : RICK Engineering Company

Location: Generally located on the northeast corner of Chambers Road and Hess Road

Department: Community Development, BrieAnna Simon

TRAKiTNo.: SUB20-002

Chair Gary Poole called for a motion to continue the Douglas 234 Filing 6 – Minor Development Plat to October 29, 2020)

Commissioner John Howe moved the Planning Commission continue the Douglas 234 Filing 6 – Minor Development Plat to October 29, 2020. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

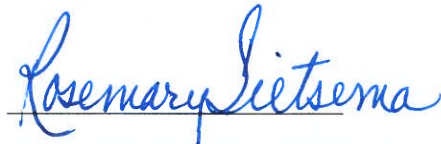
STAFF ITEMS

Reminder:

- Planning Commission meeting on October 29, 2020; no training prior to the meeting
- November 12, 2020 Planning Commissioner training, prior to the meeting, on:
Site Plans, Greater Downtown District and My Mainstreet.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair