



PLANNING COMMISSION MINUTES

August 12, 2021

Planning Commission Chairman Gary Poole called the meeting to order at 7:02 p.m.

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

Also, present and seated were Commissioners Richard Foerster, Anthony Matthews, Nick Metz, Erik Frandson, Roxy Colette and Kim Rodell.

OPENING REMARKS

Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comments on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Kim Rodell moved to approve the July 22, 2021 meeting minutes. Commissioner Erik Frandson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:04 P.M. ANTHOLOGY NORTH PLANNED DEVELOPMENT AMMENDMENT No. 3

The applicant, PCS Group, is proposing a minor PD amendment to the Anthology North PD to relocate the proposed Fire Station location, Z21-008. The Anthology North PD is generally located south of Hess Road and West of Motsenbocker Road.

Department: Community Development, BrieAnna Simon

BrieAnna Simon, Associate Planner, presented the staff report for Anthology North Planned Development Rezoning. Ms. Simon concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Anthology North Planned Development Rezoning.

Commissioners discussed with staff:

None.

APPLICANT PRESENTATION

Chris Elliot with E5X Management Inc. presented project information:

- Mr. Elliot reminded the Commissioners that he was here a few weeks ago for the preliminary plan for Anthology Segment 1 and they were working with a number of homeowners from the Horse Creek neighborhood to try to alleviate their concerns about the location of the fire station. They were able to make an adjustment to the site location and that is what you see before you here tonight.

Commissioners discussed with applicant:

- What is the plan for the old fire station site; *(applicant said the old location will become open space)*.

Commissioners discussed with staff:

- Understanding that the two sites are an equal exchange, are there any issues with environmental wildlife, cultural sites between the two, is one better than the other; *(staff said that through our previous analysis, we have determined that the proposed site will work for the fire station and that it will not affect the drainage that's adjacent to it. There will be more analysis done through the full site plan process, but our initial analysis determined that it won't impact that drainage way)*.

PUBLIC COMMENT OPENED

- Ian Elfner, 15750 Indian Brook Circle, Parker Colorado 80134 thanked the developer and South Metro Fire, that what they are doing here is fantastic and he appreciated them working with Horse Creek.

PUBLIC HEARING: CLOSED: 7:11 P.M. ANTHOLOGY NORTH PLANNED DEVELOPMENT AMENDMENT No. 3

PLANNING COMMISSION DISCUSSION

Commissioners appreciate all parties working together to get through this issue, glad to see the developer worked with the citizen's concerns and that South Metro was willing to make some changes and commend the Town staff for getting this through quickly.

Commissioner John Howe moved the Planning Commission recommend Town Council approve the requested Anthology North Planned Development rezoning. Commissioner Anthony Matthews seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:14 P.M. OLDE TOWN FILING 1A SECOND AMENDMENT LOT 4A – USE BY SPECIAL REVIEW FOR VET HOSPITAL

The applicant, Shawn Seibel, has submitted a Use by Special Review for a Vet hospital, Z21-009, for Lot 4A in Olde Town Filing 1A, AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital, with up to 5,000 square feet of indoor space and 300 square feet of outdoor pet relief area subject to the conditions contained in staff's report. The site is located at south of Mainstreet and east of Jordan.

Department: Community Development, BrieAnna Simon

BrieAnna Simon, Associate Planner, presented the staff report for Olde Town Filing 1A Second Amendment Lot 4A – Use By Special Review for Vet hospital. Ms. Simon concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve Olde Town Filing 1A Second Amendment Lot 4A – Use By Special Review for Vet hospital subject to the six conditions in the staff report.

Commissioners discussed with staff:

- A possible typo on condition six, which says the approval will expire 16 months, but in parenthesis you have 12; *(staff said the approval will last for 12 months and that it will expire if not acted upon in 12 months).*
- There was not any public comment. Are we still clear; *(staff said that they have not received any emails from the public).*
- Will there be any overnight stay; *(applicant said they do not do any overnight care or services except for the rare, extreme dog or cat).*
- How many employees work at the business; *(applicant said currently including himself it is 11 employees).*
- Where is the outdoor area located; *(applicant said it is the little rectangle on the side as shown on slide number three).*
- The paperwork said that everything would be cleaned up as soon as possible, does the health department come to facilities such as this one; *(applicant said they have never come in, only regular fire department inspections).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING: CLOSED: 7:21 P.M. OLDE TOWN FILING 1A SECOND AMENDMENT LOT 4A – USE BY SPECIAL REVIEW FOR VET HOSPITAL

PLANNING COMMISSION DISCUSSION

Commissioners said it looks like a nice building, and an improvement to the area.

Commissioner Kim Rodell moved the Planning Commission recommend Town Council approve the Use by Special Review request for Lot 4A in Olde Town Filing 1A, AMD 2 to allow up to 100 percent of the building to be used for a veterinary hospital, with up to 5,000 square feet of indoor space and 300 square feet of outdoor pet relief area subject to the conditions contained in staff's report. Commissioner Erich Frandson seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:23 P.M. PARKER NORTH TRACT D PROPERTY ZONING

The applicant, the Town of Parker, is proposing to rezone a 0.27 acre parcel to Public Facilities, the property is being annexed into the Town of Parker for a future multi use trail project. The site is located on the east side of Parker Road between Lincoln Avenue and Parkglenn Drive. Parker North Tract D is generally located on the east side of Parker Road and north of Parkglenn Way.

Department: Community Development, Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for Parker North Tract D Property Zoning. Mr. Matthews concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker North Tract D Property zoning request.

Commissioners discussed with staff:

- This is just an extension of the sidewalk, correct, *(staff said yes)*.
- Are we able to rezone that even though the annexation is not complete, *(staff said the annexation and zoning are running concurrently, annexation is a Town Council decision and the Town Council will make the decision on zoning and annexation at the same hearing)*.

APPLICANT PRESENTATION

None

PUBLIC COMMENT OPENED

None

PUBLIC HEARING: CLOSED: 7:27 P.M. PARKER NORTH TRACT D PROPERTY ZONING

PLANNING COMMISSION DISCUSSION

Commissioners feel it is straight forward, makes sense and they are glad that this will make a more continuous trail.

Commissioner Anthony Matthews moved the Planning Commission recommend Town Council approve the Parker North Tract D Property zoning request. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews announced the On-Going Planning Commission Education Program for 2021 would start on September 9, 2021. An email will be sent out to the Planning Commissioners.

Bryce announced that the initial 2020 Census data came out .

ADJOURNMENT

Commissioner Kim Rodell moved that the meeting be closed. Commissioner Rich Foerster seconded the motion. The meeting was adjourned.


Jeff Miller
Recording Secretary


Gary Poole
Chair