PLANNING COMMISSION
MINUTES
APRIL 12, 2018

CALL TO ORDER

Chair Gary Poole called the meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

ROLL CALL

Chair Gary Poole and Commissioners John Howe and Eliana Burke were present. Alternates Erik Frandsen, Ruth Ann Nelson and Kimberly Rodell were present and seated for the absent Commissioners Duane Hopkins, Richard Foerster and in a vacant position.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

March 22, 2018 Meeting Minutes

Commissioner John Howe moved to approve the March 22, 2018 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 4:0:2 with Commissioners Erik Frandsen and Eliana Burke abstaining due to being absent from the March 22, 2018 meeting.

CONSENT AGENDA

None

Chair Gary Poole stated the role of the Planning Commission for Town of Parker public hearings.

PUBLIC HEARINGS

A. HARVIE PROPERTY - Zoning (To be Continued to a Date Certain of April 26, 2018)

Applicant:	**Town of Parker**
Location:	**Generally located north of Mainstreet at Canterberry Parkway**
Department:	**Community Development, Mary Munekata, Parks and Recreation, Dennis Trapp**
TRAKiT No.:	**Z17-107**

Commissioner John Howe moved that the Planning Commission continue the Harvie Property zoning public hearing to April 26, 2018. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

B. GRASSLANDS/PRAIRIE TRAIL - Zoning

Applicant:	**ABMAR Grasslands, LLC Charter Communications Holding Company, LLC M&P Enterprises, LLC Woodspear Prairie Trail, LLC Town of Parker Community Development Department (as to zoning)**
Location:	**Generally bound by the county line between Douglas County and Arapahoe County, Upland Drive, Prairie Trail Drive and Compark Boulevard**
Department:	**Community Development, Paul Workman**
TRAKiT No.	**Z18-009**

Chair Gary Poole opened the public hearing at 7:06 p.m.

Chair Gary Poole stated the Town of Parker protocol for the Grasslands/Prairie Trail public hearing including the allocation of 30 minutes to the applicants and 30 minutes to the owners of the three lots not owned by the applicants to make presentations. Chair Gary Poole asked if any Planning Commissioners had any conflicts of interest to disclose.

Chair Gary Poole disclosed that his wife works in the same space as Woodspear Prairie Trail, LLC but her employer is not a part of this zoning public hearing.

All Planning Commissioners agreed the disclosure did not constitute a conflict of interest.

Paul Workman, Planner, presented the staff report for the Grasslands/Prairie Trail – Zoning; noting the application was properly noticed. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the requests. He read a letter from Centennial Airport for the record.

Commissioners discussed with staff:

- if the designated zoning for the proposed employment area in the development plan matches the employment Character Area in the Master Plan; (*Staff said yes, the areas match.*)
- if the proposed zoning in the development plan is consistent with the adjacent properties; (*Staff said yes, the zoning is consistent.*)

APPLICANT PRESENTATION

Jay Rolls, Chief Technology Officer, Charter Communications, 14810 Grasslands Drive, Englewood, CO 80112, in support of the zoning request, presented:

- data on the Charter Technology and Engineering Center
- truck traffic impacts on Charter's state-of-the-art engineering, technology and innovation hub if zoning is not changed to not allow a trash transfer facility
- noxious odors, pests and other nuisances to the facility and employees if zoning is not changed to not allow a trash transfer facility
- risks to aircraft and the public if zoning is not changed to not allow a trash transfer facility

Mark S. Lestikow, M&P Enterprises, LLC, 8480 Upland Drive, Suite 200, Centennial, CO 80112, in support of the zoning request, presented:

- history on M&P Enterprises, LLC at this location
- a description of the facility
- family owned and operated business for 26 years
- designs, manufactures and installs custom storage solutions for homeowners and residential home builders
- there are 75 employees, on-site six days a week
- there is a state-of-the-art showroom on-site
- designers meet with 50-60 customers on-site every week to go over plans and make selections
- there is also the Front Range Volleyball Club on-site; a nationally recognized volleyball club
- teams generally train and practice on-site after school, in the evenings and on weekends
- many of the athletes are high school students who drive themselves to and from practice in the dark
- ViaSat, Inc., a satellite dish provider is currently on-site
- lease expires in May, 2018, and will not renew
- space will be for lease
- M&P Enterprises opposes the proposed trash transfer facility
- increased traffic
- noxious odors
- impacts on building's value and leasing potential
- need for zoning consistent with the way the area is being built out

Zak Kessler, representing Woodspear Properties, owner and operator for 8591, 8595 and 8599 Prairie Trail Drive, Prairie Trail Business Park, in support of the zoning request, presented:

- key features of the business park
- the current tenants
- why they are against the current zoning for the nearby property that allows a trash transfer facility
- increased traffic
- noxious odors
- increased number of birds, rodents and pests
- support for the proposed annexation and rezoning into the Town of Parker

Kent Karber, Esq., Holland and Hart representing Abmar Grassslands, LLC, 14445 Grasslands Drive, Englewood, CO 80112, in support of the zoning request, presented:

- information about the property
- information about the adjacent properties
- information about Abmar Grasslands, LLC
- if a trash transfer facility is developed in the area it will have negative effects on current and future businesses relative to odors and increased bird populations

Commissioners had no questions for the applicants.

Chair Gary Poole asked if the representatives for Vista South, LLC had a presentation; they did not.

PUBLIC COMMENT OPENED

The following members of the public were in attendance and/or spoke in support of the rezoning to avoid increased traffic, noxious odors, pests, public safety, protect property values and the environment and to continue to attract students to Rocky Vista University and to maintain their accreditation:

- Marc Marrier, 8489 Canyon Rim Circle, #310, Englewood, CO
- David Metzler, 15870 Duckweed Court, Parker, CO
- Sue Dohrman, 15900 Duckweed Court, Parker, CO
- Rick Dohrman, 15900 Duckweed Court, Parker, CO
- Student Dr. Cameron Olsen, 8467 Canyon Rim Circle, Englewood, CO
- Jill Pitcher, 45795 Coal Cree Drive, Parker, CO
- Lori White, 15744 Crystallo Drive, Parker, CO
- Christopher Cassios Kellogg, 8510 Canyon Rim Trail, #1, Englewood, CO
- Tiffany Simonton, 8420 Canyon Rim Trail #304, Englewood, CO
- Clint Adams,8401 S Chambers Road, Englewood, CO
- Terri Maulik, 15314 Grasslands Drive, Parker, CO
- Mitch Maulik, 15314 Grasslands Drive, Parker, CO
- Tom Wozniak, 15315 Grasslands Drive, Parker, CO
- Dr. Tom Told, Vice President for Academic Affairs and Dean of the College of Osteopathic Medicine, Rocky Vista University, 8401 Chambers and is a resident, 11792 Larkspur Drive
- Tracy Burlingame, 16046 Brooklime Court, Parker, CO
- Rich Russo, 8489 Canyon Rim Circle, Englewood, CO
- Laura Wyse, 8467 Canyon Rim Circle, Englewood, CO
- Jonathan Wyse, 8467 Canyon Rim Circle, Englewood, CO
- Jane Turner, 8291 Dove Ridge Way, Parker, CO
- Josh Bradford, 7550 South Blackhawk Street #7108, Englewood, CO
- Leva Corji, 1730 Shea Center Drive #12-204,
- Craig Davis, 15871 Butterwort Circle, Parker, CO
- Kathy Hayes 15825 Club Rush Court, Parker, CO
- Shana Schingeck, 15470 Canyon Rim Drive, Parker, CO
- Sabrina Fitzgerald-Ruiz, 8391 Feather Grass Court, Parker, CO
- Normandie Fallon, 15460 Canyon Gulch Lane, Englewood, CO
- Jason Landers, 8510 Canyon Rim Trail #3, Englewood, CO
- Michael Master, 8420 Canyon Rim Trail #106, Englewood, CO
- Mohamed Zaid, 8395 Dove Ridge Way, Parker, CO
- Zoya Masters, 8420 Canyon Rim Trail #105, Englewood, CO
- Mandy Jameson, 10472 Longleaf Drive, Parker, CO

- Sandy Hillman, 4954 Apollo Bay Drive, Highlands Ranch, CO
- Jeannette Tombough, 15445 Coopers Hawk Court, Parker, CO
- Kandance Soiland, 15271 Grasslands Drive, Parker, CO
- Jennifer Marin, 15329 Grasslands Drive, Parker, CO
- Jay Brooks-Wozniak, 15315 Grasslands Drive, Parker, CO
- Michael Master, 8420 Canyon Rim Trail #106, Parker, CO

PUBLIC COMMENT CLOSED

Chair Gary Poole asked staff if they had any additional information to address the public comments.

Mr. Workman said staff would be happy to answer any questions but had no additional information.

Commissioners asked staff to display the list of excluded uses in the zoning request; staff displayed the list.

PUBLIC HEARING: CLOSED: 8:31 P.M. GRASSLANDS/PRAIRIE TRAIL – Zoning

PLANNING COMMISSION DISCUSSION

Commissioner John Howe thanked everyone that came to share their opinions; he said the Planning Commission respects what is said. He said he respects the applicants' presentations. He said the zoning request meets the nine criteria for approval and is consistent with the Parker 2035 Master Plan. He supported recommending Town Council approve the zoning request.

Commissioner Eliana Burke thanked everyone for coming out and she said she was grateful that everyone supported the zoning request. She said, as a resident of Parker, she heard and felt what everyone was saying; she agreed there is a time and place for everything and the Town needs more Dove Valley and not a buzzard valley.

Commissioner Ruth Ann Nelson agreed the proposal meets all the criteria for approval; the need exists and there has been a major change in the development of the area. She noted there were no negative comments presented by the public; no negative testimony nor exhibits to give the Planning Commission any reason not to support recommending approval. She said the individuals that will be affected by the zoning without their voluntary consent chose not to speak. She said without knowing their reasons and without know what evidence they may be able to present, she supported recommending Town Council approve the zoning request.

Commissioner Kimberly Rodell said she struggles with zoning and property rights. She said the trash transfer facility folks have a right to use the property, as they choose. She agreed with Commissioner Ruth Ann Nelson in that the trash transfer facility folks did not make themselves available to answer questions. She said we all have our opinions on the allowable uses for other peoples' property but if your property rights were taken away, you may feel differently. She said her big concern is for public safety regarding the potential for pilots hitting birds. She said we are all inconvenienced by growth in an area; additional businesses bring increased jobs and traffic.

Commissioner Kimberly Rodell said there were no negative comments; homeowners need to be aware of where they buy homes and the surrounding area; and because Vista South had no presentation, either they don't care or they are working a different avenue with Douglas County. She said she supported recommending approval to Town Council.

Commissioner Erik Frandsen concurred.

Chair Gary Poole thanked everyone that came to speak and for the respectful way they handled themselves and addressed the applicants; it makes you proud to live in a town where people are able to clearly and succinctly express themselves. He said the existing businesses are the type we want to keep and to encourage like business to come into the town. He said he supported recommending approval by Town Council.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the zoning. Commissioner Eliana Burke seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Bryce Matthews, Planning Manager advised the Planning Commission that there will be a Study Session on April 26, 2018 on My Mainstreet and an update on the Downtown Parking Study at 5:30 p.m.

ADJOURMENT

The meeting was adjourned at 8:37 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

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