



PLANNING COMMISSION MINUTES

August 25, 2022

Planning Commission Chairman 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 and seated were Commissioners Rich Foerster, Roxy Colette, Ruth Ann Nelson, Erik Frandsen, Jane Lane, and Kim Rodell. Also present were Commissioners Ira Shapiro and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

We appreciate your attendance and participation at the Planning Commission.

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - Facebook Live: Planning Commission meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through Facebook Live.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the July 14, 2022, meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

Commissioner Ruth Ann Nelson moved to approve the July 28, 2022, meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:03 P.M. – PARKER DOWNS FILING NO. 3 1ST AMENDMENT LOT 2 – USE BY SPECIAL REVIEW FOR AUTO SERVICE AND REPAIR - TRAKIT NO.: Z22-021. The applicant, MHLK Properties, is proposing a Use by Special Review to allow for the repurposing of an existing building for a proposed auto service

and repair facility. The site is located on the south side of Longs Way east of Dransfeldt Road.

Department: Community Development, Carson Byerhof

STAFF PRESENTATION

Carson Byerhof, Planner I, presented the staff report to propose a Use by Special Review to allow for the repurposing of an existing building for a proposed auto service and repair facility. Mr. Byerhof concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Downs Filing No.3, 1st Amendment Lot 2 Use by Special Review request to allow for a proposed auto service and repair facility, subject to the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on April 26, 2022, shall be the approved Use by Special Review materials.
2. A building permit shall be required for any interior or exterior work completed on site.
3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for and a Site Plan has been approved. The Community Development Director, upon written request, may grant a ninety-(90) day extension.
4. The applicant shall provide additional vegetation to screen parking and driving areas on the site.
5. All hazardous and environmentally toxic materials shall be properly collected and disposed/recycled. Fluid spills shall be immediately cleaned to prevent toxic runoff. Commissioners did not have any questions for staff.
6. The electric gate on the south side of the property shall be installed with an "Opticom" remote opening device for emergency access for first responders.

APPLICANT PRESENTATION

None

Commissioners discussed with staff and applicant:

- Commissioner Kim Rodell asked for clarity on the additional parking spaces; *(staff said parking as illustrated includes parking for the cars to be serviced and that this use is not expected to generate a lot of parking demand).*
- Commissioner Ruth Ann Nelson commented on the additional screening which could have made a left turn out the parking lot difficult, but noted that there is a median on Longs Ave. preventing left turns making this a nonissue; *(staff agreed).*

- Commissioner Kim Rodell asked if the gray area shown on the presentation slide is a shed next to the building and will it be removed; *(applicant said it is the previous owner's trailer, which has already been removed).*
- Commissioner Ruth Ann Nelson asked about the addition of 12 parking spaces, specifically if the parking space on the front left corner is an actual parking space, because she is not seeing the full 12 additional parking spaces; *(applicant said the six parking spots on the right hand side, behind the fence will be employee parking spaces and that the parking space on the left corner could be removed, making a total of 27 parking spaces).*
- Commissioner Kim Rodell asked about adequate parking since this proposed repair shop will be in the vicinity of several other repair shops; *(applicant said the new location will have twice as much parking compared to what they currently have).*

PUBLIC COMMENT OPENED

- Mitch Trevey, of Trevey Commercial Real Estate, 10510 Dransfeldt Road, Parker Colorado, said that he has worked with different applicants over the years and that this application went very smoothly, thanked Town staff for their support, said that this new location will be a perfect fit for the applicant, mentioned that this business only performs repair work by appointment which will eliminate vehicles being parked and waiting for service, is glad to see the applicant move from a very crowded tenant space and become a building owner, keeping his business here in Parker and is in support of this Use by Several Review application.

PUBLIC HEARING CLOSED: 7:13 P.M. – PARKER DOWNS FILING NO. 3 1ST AMENDMENT LOT – USE BY SPECIAL REVIEW FOR AUTO SERVICE AND REPAIR - TRAKIT NO.: Z22-021.

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson said she is in support of the application for a Use by Special Review, that it is a good use for the location, shouldn't create additional traffic hazards, that the additional landscaping will improve the overall appearance of the area as well as screen cars, will not be an overuse and is consistent with the Master Plan.
- Commissioner Richard Foerster said that he believes that the nine criteria have been met, believes the use is compatible with the character of the area and does not object to the proposal if the six additional conditions in staff report are met.
- Commissioner Kim Rodell said she agrees with her fellow commissioners, is glad that an existing building is being repurposed instead of a building being torn down and a new building built, believes the nine criteria have been met, it's a great fit for the area and wished the applicant good luck.
- Commissioner Roxy Colette said he agrees with his fellow commissioners, the proposal does meet all criteria, fits the character of the neighborhood, that the additional

landscaping will provide additional beautification to the area and is in support of the application.

- Commissioner Erik Frandsen said he is alignment with the commissioners, congratulated the applicant and is in favor of the project.
- Commissioner Jane Lane said she concurs with her fellow commissioners, appreciated that her only concern which was proper waste disposal and recycling was addressed in staff's report and agrees that all the conditions have been met.
- Commissioner Gary Poole said he agrees with his fellow commissioners and is in full support of this project.

Commissioner Eric Frandsen moved the Planning Commission recommend Town Council approve the Parker Downs Filing No. 3 1st Amendment Lot 2 – Use by Special Review request to allow for a proposed auto service and repair facility subject to the conditions outlined in staff's report. Commissioner Roxy Colette seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews reminded the Commissioners that there will be a request for a special Study Session Thursday, October 6, 2022, for a bike/ped master plan. Also, the Commissioners can expect to receive an updated training schedule that's been shifted slightly to accommodate an LDO Modernization study session in October as well.

ADJOURNMENT

Commissioner Eric Frandsen moved that the meeting be adjourned. Commissioner Richard Foerster seconded the motion, and the motion was passed unanimously. The meeting was adjourned.



Jeff Miller
Recording Secretary

Gary Poole
Chair