



PLANNING COMMISSION MINUTES

March 28, 2024

Planning Commission Chairperson Gary Poole called the meeting to order at 7:01 p.m.

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

Also present and seated were Commissioners Leland Sloan, Jane Lane, Eric Rieger, Angela Lindstrom and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Jane Lane moved to approve the February 8, 2024, meeting minutes. Commissioner Leland Sloan seconded; a vote was taken and passed unanimously.

Commissioner Angela Lindstrom moved to approve the March 14, 2024, meeting minutes. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:04 P.M. – LOOKING GLASS FILING 20 - SKETCH AND PRELIMINARY PLANS

Applicant: Matt Childers, Dream Finders Homes
Location: South of Stroh Road and east of Chambers Road
Department: Community Development, Julia Duncan
TRAKiT No.: SUB22-060 and SUB22-061

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a Sketch and Preliminary Plan for 84 duplex lots with tracts for landscaping and access. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Sketch and Preliminary Plans.

Commissioner discussion with staff:

- Commissioner Jane Lane noticed that some referral comments for life and safety were marked as advisory, found the documents on eTRAKiT and had questions about the advisory comments regarding driveway aisles and parking; *(staff said the comment was only a comment, not related to code required parking or Fire/Life/Safety and the referral agency would like to see additional quest parking as a choice, but not required by code).*
- Commissioner Jane Lane asked if the drive aisles were wide enough for fire; *(staff said yes).*
- Commissioner Leland Sloan asked if there are plans to add a pull up lane going onto Stroh Rd. out of the subdivision's main entrance; *(staff said that entrance is a right in, right out entry and when leaving the subdivision, traffic would be restricted to a right turn only, a second access is off Long Rider Street to the south of off Chambers Road and a third access off of Stroh Road would also provide access into the residential).*
- Commissioner Erik Rieger asked if there will be acceleration and deceleration lanes for the right in, right out off of Stroh Road; *(staff said no, that the traffic study did not warrant them).*

APPLICANT PRESENTATION

Steve Allen with the Henry Design Group gave the applicant's presentation.

- The applicant introduced the project partners.
- The applicant provided an overview of the proposed project.

Commissioner discussion with staff:

- Commissioner Jane Lane appreciates the applicant's design work on this project connecting the trails and parks and asked the applicant to comment on the buffer between a small residential piece that is adjacent to commercial; *(applicant said there's a Parker Water well site, Tract Q, with an easement overlay. There is some additional landscape area to provide along the front of those homes. And with the final plats, we intend to have a trail connection with additional landscape going from South Chambers to the neighborhood).*

Additional Commissioner discussion with staff:

- Commissioner Leland Sloan asked if this project is approved tonight, and because it's a preliminary plan and a sketch plan, does it come back before the Planning Commission or will it go directly to staff or council for further action; *(staff said after tonight, the sketch*

and preliminary plans will go to town council, and then the applicant is required to file a final plat, which by code is an administrative review by staff).

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:19 P.M. – LOOKING GLASS FILING 20 - SKETCH AND PRELIMINARY PLANS

Commissioner discussion:

- Commissioner Jane Lane thinks the this meets the requirements, it's good that density is located close to commercial and likes the diversity of housing types.
- Commissioner Nick Metz agrees that its nice to have a duplex option mixed in with the single-family community especially next to commercial, is curious to see what happens between the commercial and homes perhaps a barrier wall and that this project meets the requirements.
- Commissioner Erik Rieger said it is consistent with the master plan, appreciates the additional parks and open space and believes the right in, right out access especially with the commercial so close could cause some issues.
- Commissioner Angela Lindstrom echoed her fellow commissioners, that everything looks in place, the master plan is being followed, likes the different housing types for buyers to choose from and thanked the applicant for bringing this project forward.
- Commissioner Gary Poole concurred with his fellow commissioners, thanked Julia and Dream Finders for presenting a good plan and moving forward with the project.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Sketch Plan. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

Commissioner Erik Rieger moved the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Preliminary Plan. Commissioner Leland Sloan seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews thanked the Commissioners for their flexibility regarding the last meeting during

the snowstorm and thanked Jeff Miller for helping the Town and the Commission pivot by pulling together a Zoom meeting at the last minute.

ADJOURNMENT

Commissioner Nick Metz moved that the meeting be adjourned. Commissioner Leland Sloan seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.



Jeff Miller
Recording Secretary

Gary Poole
Chair



PLANNING COMMISSION MEETING

7:00 PM

March 28, 2024

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 - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADDITIONS TO OR DELETIONS FROM THE AGENDA
5. APPROVAL OF MINUTES
 - A. Planning Commission Meeting Minutes - 2.08.24
 - B. Planning Commission Meeting Minutes - 3.14.28
6. CONSENT AGENDA
7. PUBLIC HEARINGS
 - A. Looking Glass Filing 20 - Sketch and Preliminary Plans

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8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

10. **ADJOURNMENT**