



## **PLANNING COMMISSION MINUTES**

**June 28, 2018**

Chair Gary Poole called the meeting to order at 7:00 p.m.

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

Also, present were Commissioners Richard Foerster and Duane Hopkins. and Eliana Burke. Alternates Ruth Ann Nelson and Kimberly Rodell were present; Commissioner Eliana Burke and Alternate Erik Frandsen were absent.

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

### **APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the June 14, 2018 meeting minutes. Commissioner Duane Hopkins seconded; a vote was taken and passed 6:0.

### **CONSENT AGENDA**

None

### **PUBLIC HEARING: OPENED: 7:02 PM. COTTONWOOD HIGHLANDS**

#### **FILING 6 - Minor Development Plat**

Applicant: Land Development Consultants  
Location: Northeast Corner of Parkerhouse Road and Jordan Road  
Planner: Carolyn Parkinson  
TRAKiT No.: SUB16-055

Carolyn Parkinson, Planner, presented the staff report for Cottonwood Highlands Filing 6 – Minor Development Plat. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- the building size for the proposed gas/convenience business; the number of gas pumps; (*Staff said the building will be approximately 4,600 square feet; will have eight gas pumps; single-car carwash.*)
- if a traffic study was done, relative to access in/out; (*Staff said a traffic study was done as part of the site plan review; development standards were met.*)

- if the three lots will retain commercial zoning with the minor development plat; *(Staff said the commercial zoning will apply to the three lots.)*
- how the water from the carwash circulates through the site; *(Staff said the water will be directed to the waste-water system; was reviewed as part of the site plan.)*
- if the access off Jordan Road is the same entrance for the existing mini-storage; *(Commissioner John Howe said access to the existing mini-storage is off Cottonwood.)*

### **APPLICANT PRESENTATION**

None

### **PUBLIC COMMENT OPENED**

Ms. Parkinson shared comments regarding water use and prairie dogs with the Planning Commission from:

Kenneth Ramsey  
3862 Elm Avenue  
Parker, CO 80134

### **PUBLIC COMMENT CLOSED**

### **PUBLIC HEARING: CLOSED: 7:12 P.M. COTTONWOOD HIGHLANDS FILING 6 - Minor Development Plat**

### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said this appears to be a clean development that will reduce the shortage of fuel stations in the area; it will be more convenient for the community in that area. He supported recommending approval to Town Council.

Commissioner Duane Hopkins said it is nice to see the E470 area get energized; the planned development fits the historical plans for the area. He supported recommending approval to Town Council.

Commissioner Richard Foerster agreed; he said he liked the parcel replatted into three lots to expedite development.

Commissioner Ruth Ann Nelson said she supported recommending approval to Town Council. She addressed the citizen's comments regarding prairie dog mitigation by stating that the Planning Commission is not a law-making body but deliberates on whether applications meet Municipal Code requirements for development.

Commissioner Kimberly Rodell agreed; this is a good location that will serve the community; she supported recommending approval to Town Council.

Chair Gary Poole agreed; supported recommending approval.

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Cottonwood Highlands Filing 6 – Minor Development Plat. Commissioner Kimberly Rodell seconded; a vote was taken and passed 6:0.

## **PLANNING COMMISSION ITEMS**

None

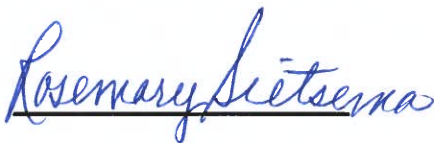
## **STAFF ITEMS**

Rosemary Sietsema, Recording Secretary advised:

- the Planning Commission of the newly appointed Planning Commissioners; orientation scheduled for July 12, prior to the Planning Commission meeting. Attendance is not required but strongly encouraged. (Dinner will not be available; may bring your own.)
- upcoming online packet retrieval through Civic Clerk-Board View. Email will be sent with a link to online training; paper packets will no longer be provided; laptops will be available the night of the Planning Commission meeting; training to be complete by July 26, 2018.

## **ADJOURNMENT**

The meeting was adjourned at 7:17 p.m.



Rosemary Sietsema  
Recording Secretary



Gary Poole  
Chair