



PLANNING COMMISSION MINUTES

February 13, 2025

Planning Commission Chairperson 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 Jane Lane, Erik Rieger, Ruth Ann Nelson, Angela Lindstrom, Bret Tueller and Nick Metz

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the December 12, 2024, meeting minutes. Commissioner Angela Lindstrom seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – GLADYS O'BRIEN HOUSE USE BY SPECIAL REVIEW – COTTAGE VETERINARY ADDITION

Applicant:	Apple Remodeling
Location:	Located on the southwest corner of Pikes Peak Avenue and Pikes Peak Drive
Department:	Community Development, Amber Wood Hicken
TRAKiT No.:	Z24-013

APPLICANT AND STAFF PRESENTATION

Amber Wood Hicken, Planner 1, presented the staff report proposing a Use by Special Review for an existing non-conforming veterinary hospital. Approval of the Use by Special review will remove the non-conforming status for the veterinary use thereby allowing the use to expand. The request for Use by Special Review was submitted because Cottage Veterinary Hospital is proposing an addition to the existing building and expansion into the storage garage. Ms. Wood concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Gladys O'Brien House Cottage Veterinary Hospital Use by Special Review to allow for an addition subject to the condition contained in staff's report:

1. The Use by Special Review materials submitted to the Community Development Department on December 31, 2024, shall be the approved Use by Special Review materials.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

None.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:06 P.M. – GLADYS O'BRIEN HOUSE USE BY SPECIAL REVIEW – COTTAGE VETERINARY ADDITION

Commissioner discussion:

- Commissioner Ruth Ann Nelson said she is in support of the Use by Special Review, that this has been a long-standing business in the area, the change is technical, is a modest addition, that she believes staff will ensure that the addition fits within the character of the neighborhood and that it is good to ensure that this addition adheres to the Town's guidelines and legal standards.
- Commissioner Angela Lindstrom expressed her strong support for approval for the Use by Special Review, that the veterinary clinic has been a valued part of our community for a long time, that zoning changes have come about since it was established which shouldn't stop them providing essential community services, that the nine criteria were met, that it meets or exceeds what the master plan and the zoning ordinance requires, that it aligns with the Town's vision and development goals, appreciates that the applicant and the staff brought a thorough presentation, that the proposed additions will not only enhance the appearance of the veterinary hospital, but also provide expanded services that will benefit the community and their attention to both function and aesthetics demonstrates a commitment to responsible growth and quality development.
- Commissioner Jane Lane said she appreciates the applicant going through the official Town processes, adhering to the rules and guidelines which sometimes are not pleasant instead of constructing the addition first and then trying to gain approval retroactively.
- Commissioner Nick Metz agrees with his fellow commissioners, congratulated the applicant and is looking forward to seeing the final product.
- Commissioner Erik Rieger said he echoes what his fellow commissioners have said, is in support and appreciates the applicant going through the process.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Gladys O'Brien House Cottage Veterinary Hospital Use by Special Review to allow

for an addition subject to the condition contained in staff's report:

1. The Use by Special Review materials submitted to the Community Development Department on December 31, 2024 shall be the approved Use by Special Review materials.

Commissioner Angela Lindstrom seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Commissioner Jane Lane nominated Ruth Ann Nelson as Acting Vice Chair, a vote was taken and the motion passed unanimously.

Bryce Matthews provided a brief update on the Parker 2050 Comprehensive Plan. The first engagement survey has closed with good participation. Another survey will be coming in late spring. Staff are currently working on the existing conditions report. And finally, the website is a good resource for finding out more information and as always staff is also a good resource.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Erik Rieger seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.



Jeff Miller
Recording Secretary



Gary Poole
Chair