



PLANNING COMMISSION MINUTES

July 12, 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 Eliana Burke, Erik Frandsen and Kelly Hickler. Alternates Ruth Ann Nelson and Kimberly Rodell were present and seated for the absent Commissioners Duane Hopkins and Richard Foerster. Alternate Tracie Manske was present.

Chair Gary Poole welcomed the newly appointed Planning Commissioners.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the June 28, 2018 meeting minutes. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 4:0:3 with Commissioners Eliana Burke and Erik Frandsen abstaining due to being absent from the June 28, 2018 meeting; and Commissioner Kelly Hickler abstaining due to not being appointed for that meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. PARKER SQUARE - TRACT C-1 – Rezone

Applicant: Gene Gregory and Sons
Location: Southeast corner of Solar Circle and Sun Way
Planner: Ryan McGee
TRAKiT NO.: Z18-015

Ryan McGee, Planner, presented the staff report for Parker Square – Tract C-1 – Rezone. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- the type of restaurant planned for the property; (*Staff said the plan is to have a Cajun restaurant at the site; named Gator Lounge.*)

APPLICANT PRESENTATION

None

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:06 P.M. PARKER SQUARE - TRACT C-1 – Rezone

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said the request is straight-forward; it meets the nine criteria for approval and he was glad to see another sit-down restaurant come to town; he supported recommending approval by Town Council.

Commissioner Eliana Burke agreed.

Commissioner Kelly Hickler agreed.

Commissioner Erik Frandsen agreed; the request to bring the zoning in-line with the surrounding area makes sense; he supported recommending approval by Town Council.

Commissioner Ruth Ann Nelson agreed; the change in zoning gives future development greater flexibility in site plan design; there is not much difference from C-Commercial zoning; she supported recommending approval by Town Council.

Commissioner Kimberly Rodell said she supported recommending approval by Town Council for this straight-forward, contiguous use request.

Chair Gary Poole concurred.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the rezone request. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:08 P.M. STONEGATE FILING 27, FIRST AMENDMENT, LOT 1A-1 - Use by Special Review

Applicant: Michelle Lamoureux, Pinnacle Consulting, Inc.
Location: North of E470 between Jordan Road and Chambers Road
Planner: Ryan McGee
TRAKiT NO.: Z17-0018

Chair Gary Poole asked if any Commissioner needed to disclose any conflicts of interest or site visit for this item.

There were none.

Ryan McGee, Planner, presented the staff report for Stonegate Filing 27, First Amendment, Lot 1A-1 – Use by Special Review. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request, as conditioned in the staff report.

Commissioners discussed with staff:

- if parking for service vehicles will be added or if the existing parking will be used; *(Staff said the service vehicles will use existing parking.)*
- if there is an access easement with the property owner; *(Staff said yes, there is one.)*
- the security measures for the monopole; *(Staff said the base of the facility is secured and locked.)*
- the zoning for the northerly properties; *(Staff said the northerly property is Cottonwood Highlands Mixed-use; allows for residential and limited commercial.)*

APPLICANT PRESENTATION

Jenny Hamblin, Pinnacle Consulting, Inc., 3 Inverness Drive East Suite 200, Englewood, CO presented:

- information on the site location
- Sprint's desire to fill coverage gaps with leasable, zonable and constructible locations
- the adjacent property owners have voiced no objections to the use
- the request for the 60-foot monopole will allow for filtering the gap to improve coverage between E470 and Chambers Road
- RF justification letter supplied by Sprint
- Sprint agrees to all conditions for approval
- construction planned to commence within 180 days from project approval; if there are any plan changes the Town of Parker will be notified within 15 days

Commissioners discussed with staff and Ms. Hamblin:

- the estimated construction completion date; *(Ms. Hamblin said she believed construction to be completed within three months.)*
- the diameter of the top of the monopole; *(Ms. Hamblin said the diameter of the top of the monopole is three-feet.)*
- if Centennial Airport will require the monopole lit for air traffic safety; *(Ms. Hamblin said no, the monopole is outside of the air traffic corridor that requires lights.)*
- if consideration was given to locating two 35-foot monopoles in different locations opposed to one 60-foot monopole to obtain the same coverage; *(Ms. Hamblin said no, because to improve coverage in the area the other considered locations are in residential areas; with additional cost considerations; the proposed location will provide the best coverage with the extended height of the monopole.)*
- if the FAA requires changes do the changes have to come back to a hearing; *(Mr. McGee said the FAA comments are standard and have been addressed prior to this hearing.)*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:23 PM. STONEGATE FILING 27, FIRST AMENDMENT, LOT 1A-1 - Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a straight-forward request that won't interfere with any existing development. He did have a concern that is no requirement to have the monopole lit; not for airplane traffic but for flight-for-life helicopters; he said the request meets the nine criteria for approval and he supported recommending Town Council approve the request.

Commissioner Kimberly Rodell said this is a great location for the monopole; she noticed the site is near power-lines, which appear to be taller than the monopole and has concern for both airplanes and helicopters in the area. She hoped community coverage is increased and she supported recommending Town Council approve the request.

Commissioner Eliana Burke said she preferred the design of the monopole over others that look like small Eiffel Towers. She said the design is nice and clean; she supported recommending Town Council approve the request.

Commissioner Ruth Ann Nelson said was impressed with the streamline look of the pole; she knew residents in the area will be delighted with the improved coverage; the request meets the nine criteria for approval and she supported recommending Town Council approve the request.

Commissioner Erik Frandsen said he supported recommending Town Council approve the request.

Commissioner Kelly Hickler said she supported recommending Town Council approve the request.

Chair Gary Poole concurred; he believed it is a much more attractive monopole; he thanked staff and the applicant for that.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council approve the Use by Special Review request to allow a freestanding wireless communications facility and allow it to exceed the 35-foot maximum structure height permitted in the Modified Light Industrial zone district subject to the four (4) conditions contained in staff's report. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:26 P.M. REATA NORTH FILING 1, TRACTS S and T – WELL HOUSE ACCESS ROAD - Site Plan Amendment

Applicant: Lela Perkins, Black and Veatch for Parker Water and Sanitation District (PWSD)
Location: Generally located northwest of the intersection of Hilltop Road and Canterbury Parkway
Planner: Carolyn Parkinson
TRAKiT NO.: SP18-035

Chair Gary Poole asked if any Commissioner needed to disclose any conflicts of interest or site visit for this item.

There were none.

Carolyn Parkinson, Planner, presented the staff report for the Reata North Filing 1, Tracts S and T – Well house Access Road – Site Plan Amendment. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend that Town Council approve the request as conditioned in staff's report.

Commissioners discussed with staff:

- the road surface; if it would be compacted to mitigate dust; *(Staff said the road surface will be engineered gravel and be compacted.)*
- if weed control will be maintained; *(Staff said yes, maintenance of the road is required of PWSD, as part of the original easement agreement.)*
- if there is a way to block access to the well house; *(Staff said the area is part of public open-space trail so it cannot be blocked.)*
- safety mitigation to keep children away; *(Staff said the well house is in public open-space; and historically there haven't been issues.)*
- if the turning radius comment has been addressed; *(Staff said yes it has been addressed.)*

APPLICANT PRESENTATION

Lela Perkins, Black and Veatch, 11704 Hale Court, Parker, CO 80138, was available for Planning Commission questions:

- when will the project begin; *(Ms. Perkins said she anticipated construction to begin mid to late August.)*
- what is the nature of the chemicals and what clean-up method will be used if there is a spill; *(Ms. Perkins said PWSD is converting water resource sanitation from chlorine as the primary and secondary disinfectant to chlorine as the primary disinfectant and chloramine as the secondary disinfectant so the district can receive water from Aurora through the WISE Project and be compatible with the disinfectant processes of neighboring water facilities like the Pinery and Castle Rock facilitating water delivery through compatible systems; PWSD is removing all chlorine gas from their systems; replaced with sodium hydrochloride which is liquid bleach; much safer than hazardous materials.)*

(Ms. Perkins deferred to Fire Life Safety staff to address the handling of spills. Randy Capra, Fire Life Safety, Town of Parker said sodium hydrochloride is safer to mitigate spills in the soil than chlorine and handled through established hazardous waste clean-up procedures.)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:38 P.M. REATA NORTH FILING 1, TRACTS S and T – WELL HOUSE ACCESS ROAD - Site Plan Amendment

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said she lives by the well house and she saw no problem; her safety concerns are addressed; she supported recommending Town Council approve the request.

Commissioner John Howe supported recommending Town Council approve the request. He said the water treatment changes being made by PWSD will benefit consumers and improve safety in the area.

Commissioner Kelly Hickler said the improvements are needed and she supported recommending Town Council approve the request.

Commissioner Erik Frandsen said he liked the way the road is moving away from the ball fields and he supported recommending Town Council approve the request.

Commissioner Ruth Ann Nelson said she liked the idea that service and supply trucks will not have to share the road with bicyclists and pedestrians on the trail; she supported recommending Town Council approve the request.

Commissioner Kimberly Rodell agreed with the road placement and safety measures; she supported recommending Town Council approve the request.

Chair Gary Poole supported recommending Town Council approve the request; he appreciated the measures being taken by PWSD to conserve resources and plan for the future; they are to be commended.

Commissioner John Howe moved that the Planning Commission recommend that Town Council approve the Reata North Filing 1, Tracts S and T – Well House Access Road – Site Plan Amendment, subject to the five (5) conditions contained in staff's report. Commissioner Erik Frandsen seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

A handwritten signature in blue ink, reading "Rosemary Sietsema", written over a horizontal line.

Rosemary Sietsema
Recording Secretary

A handwritten signature in blue ink, appearing to read "Gary Poole", written over a horizontal line.

Gary Poole
Chair