PLANNING COMMISSION MINUTES
June 12, 2025

Planning Commission Acting Vice Chairperson Ruth Ann Nelson 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, Eliana Burke and Bret Tueller.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Rieger moved to approve May 8, 2025, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:01 P.M. – PARKER PROFESSIONAL PARK - ZONING

Applicant:	Town of Parker
Location:	South of Lincoln Avenue on the west side of Parker Road
Department:	Community Development, Stacey Nerger

APPLICANT AND STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report regarding the annexation of the 2.34-acre enclave referred to as the Parker Professional Park and the proposal to zone the property Mixed-Use Community (MC) Zone District. The site is located on the west side of Parker Road south of Lincoln Avenue. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Professional Park - Zoning.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

- Commissioner Elaina Burke asked if the nine criteria were met; (*Stacey Nerger, Senior Planner, said that all nine criteria were satisfied).*

- Commissioner Jane Lane stated that in the referral comments there is a Douglas County replat in process for Parker Professional Park and she asked if this zoning was in response to that replat;*(Staff explained that the plat has been approved and recorded by Douglas County. This does not change this proposal).*
- Commissioner Bret Tueller asked if there was any response to the Town of Parker outreach from business owners.;*(Staff stated that they have spoken to several business owners and property owners. They asked how these changes will impact them and how taxes work with the change.*
- Commissioner Erik Rieger asked how long the Parker Professional Park has been fully engulfed by the Town of Parker;*(Staff said it has been fully surrounded by the Town for almost 4 years).*

PUBLIC COMMENT
None.

PUBLIC MEETING CLOSED: 7:08 P.M. – PARKER PROFESSIONAL PARK - ZONING

Commissioner discussion:

- Commissioner Eliana Burke said she doesn't see an issue. This has been pending for a long time, so she agrees to approve it.
- Commissioner Erik Rieger agrees since the nine criteria are met it makes sense to bring them into the Town.
- Commissioner Jane Lane also agrees. She stated that driving down Parker Road, you would not know that this area was not in the Town of Parker already.
- Commissioner Bret Tueller said this is a long time coming.
- Acting Vice Chairperson Ruth Ann Nelson agrees with fellow Commissioners.

Commissioner Elaina Burke moved the Planning Commission recommend Town Council approve the Parker Professional Parker- Zoning. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS
None.

STAFF ITEMS
None.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Jane Lane seconded the motion; a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole