



Planning Commission Minutes – February 09, 2023

1. **Call to Order** – The Planning Commission convened a regular meeting on January 09, 2023. Vice Chairwoman Anderson called the meeting to order at 6:00 p.m.

2. **Roll Call** – Members present:

Karen Anderson	(Vice Chairwoman)
Chris Kurtz	(Secretary)
Jon Van Benthem	(Commissioner)
Abigail Smith	(Commissioner)
Brett Wing	(Commissioner)

Staff present:

Chris Kirk	(Town Administrator)
Will Charles	(Baseline Engineering – Principal Planner)
Lauren Richardson	(Baseline Engineering – Associate Planner)
Michelle Tovar	(Deputy Town Clerk)
Jonathan Mitchell	(Permit Technician)

3. **Consent Agenda** – Minutes from the December 08, 2022 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for December 08, 2022.

SECONDED by Commissioner Van Benthem.

Abstained by Commissioner Kurtz and Commissioner Smith due to not attending the meeting.

With those in favor, THE MOTION CARRIED.

4. Public Hearing: Gateway BD PUD and DFP Amendment

Associate Planner Lauren Richardson (Baseline Engineering) introduced the amendment request to create four commercial lots from a large pad site.

Public Comment was opened at 6:16 p.m.

Public Comment was closed at 6:17 p.m.

MOTION made by Commissioner Wing to RECOMMEND APPROVAL of the PUD and FDP Amendment to the Town Board, with the following condition:

01. Prior to the Town Board meeting, the applicant shall address all outstanding staff comments.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Farmstead Acres Neighborhood Master Plan and Rezoning request

Principal Planner Will Charles (Baseline Engineering) introduced the request for the rezoning to Urban Residential of 4.82 acres, Suburban Residential of 1.10 acres, M-1 Industrial of 2.77 acres, and C-1 Commercial for 0.32 acres from the formerly approved Sommers PUD; and Neighborhood Master Plan approval for attached and detached residential lots.

Public Comment was opened at 7:06 p.m.

Kathy Browning showed concerns about the alleyway traffic, snow removal, and the ADU additions to product potentially adding too much density to the area.

Eric Shively showed concern about the alleyway and product types.

Public Comment was closed at 7:11 p.m.

MOTION made by Commissioner Kurtz to RECOMMEND APPROVAL of the Neighborhood Master Plan to the Town Board with the following condition:

01. The Town Staff works with the Developer and adjacent property owners to develop a meetable solution for the eastern border of both, considering screening, aesthetics, and maintenance such as snow removal.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to RECOMMEND APPROVAL of the Rezoning to the Town Board, with the following condition:

01. The rezoning will be approved only upon approval of the Neighborhood Master Plan.

SECONDED by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

6. Reports –

Chris Kirk announced that a new Community Development Director offer has been extended, and shall be announced publicly once pending paperwork clears. (Chris Kirk)

Commissioner Anderson thanked Town Staff for their hard work during this transition period for the Planning Department.

7. Adjourn –

The meeting was adjourned at 7:37 p.m.