



## Planning Commission Minutes – May 11, 2023

1. **Call to Order** – The Planning Commission convened a regular meeting on May 11, 2023.  
Commissioner Anderson called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Announcement of Jan Dowker's resignation as Chairwoman (via Vice Chairwoman Anderson)**
4. **Roll Call** – Members present:

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

  
Members absent: 

Melissa Feldbush	(Commissioner)
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Staff present: 

Anne Johnson	(Community Development Director)
Lauren Richardson	(Baseline Engineering – Associate Planner)
Michelle Tovar	(Deputy Town Clerk)
Jonathan Mitchell	(Permit Technician)
Erin Smith	(Town Attorney) <i>via ZOOM</i>

5. **Consent Agenda** – Minutes from the April 27, 2023 Planning Commission Meeting.  
**MOTION made by Commissioner Wing to APPROVE the Minutes for April 27, 2022.**  
**SECONDED by Commissioner Van Benthem.**  
**With those all in favor, THE MOTION CARRIED.**

## 6 and 7. Public Hearing: Bader Farm 1st Amendment to the PUD and Bader Farm 1st Amendment Minor Subdivision of Parcel 7

Director Johnson presented the request of ODP amendment and FDP amendment (both parts of a PUD Amendment) to modify allowed land uses.

Director Johnson also presented the request for the Minor Subdivision to divide the property into two lots.

***Public Comment was opened at 6:27 p.m.***

***Public Comment was closed at 6:27 p.m.***

**MOTION made by Commissioner Van Benthem to APPROVE the Bader Farm PUD Amendment 1 to the Town Board of Trustees due to the findings in the Staff Report including compliance with the Land Use Code, the Criteria for Approval found in Section 30-6-108.C., and the Comprehensive Plan.**

**SECONDED by Commissioner Kurtz.**

**With all in favor, THE MOTION CARRIED.**