



**Timnath Planning Commission
Regular Meeting Minutes
November 19, 2013, 6:00 p.m.
Meeting was held at Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado**

1. Call to Order

Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, November 5, 2013 6:01 p.m.

Present

Commissioner Philip Goldstein
Commissioner Aaron Pearson
Commissioner Scott Roys
Commissioner Scott Taylor
Commissioner Dick Weiderspon
Alternate Kristen Seidel

Not Present

Alternate Don Risdén

Others in attendance

April Getchius, Town Manager
Matt Blakely, Interim Town Planner
Don Taranto, Contracted Town Engineer
Brian Williamson, Town Clerk
Norma Warren
Steve Whittal
Bill McDowell
Grant Nelson
Mark Goldberg
Dan Burton
Cathy Mathis
Allen Curtis

1. ADMINISTRATIVE:

Determination of Alternate voting (if necessary) – Not Required

2. CONSENT AGENDA:

a. Approval of the November 5, 2013, Planning Commission Meeting Minutes
Commissioner Taylor moved to approve the consent agenda. Minutes not approved.

Alternate Seidel – requested a change to the minutes to clarify further what amendment was approved under Section 3. Minutes will be reviewed at the December 3, 2013 Planning Commission meeting.

Public Comment –

- Ms. Norma J. Warren Timnath spoke to the commission about public improvements. Specifically dead trees in Old Town and abandoned cars on Main Street.
- Mr. Steve Whittal spoke to the commission about public improvements and the need to revisit the closing of Main Street.

3. Business and Discussion items:

b. PD Overlay Amendment, Gateway Timnath South

Staff Presentation:

- Mr. Blakely spoke to the commission about the Gateway Timnath South PD Overlay and provided an overview of the requirements. Owner/Applicant Mark Goldberg and Bill McDowell were available for questions. Sign criteria table that was generated was not included in the packet. Copies will be made and emailed to the commission. Packet to be amended. Public Hearing.

Public Comments:

- None.

Commissioner Pearson moved to approve PD Overlay Amendment Commissioner Taylor seconded the motion. Motion passed by unanimous roll call vote.

c. 4950 Goodman Street, Burton Properties Site Plan, Timnath Ranch Sub 4th Filing, Lot 8, Block 1 (ST-2013-006).

Staff Presentation:

- Mr. Blakely spoke to the commission about the proposed site plan. He gave an overview of the project and described the building. The applicant, Dan Burton, addressed the Planning Commission and gave an overview of the company and description of their work. Material board was presented to the commission for review.

Commissioner Questions: Commissioner Roys asked about fire protection.

Commissioner Pearson moved to approve the 4950 Goodman Street, Burton Properties Site Plan. Commissioner Weiderspon seconded the motion. Motion passed by unanimous roll call vote.

d. 4148 Main Street Site Plan aka Feed n' Grain Site Plan (ST-2013-004)

Staff Presentation:

- Mr. Blakely spoke about the proposed site plan and gave history of the project to the commission. Site plan is geared towards the West end of the building. Building will be residential and business occupied. Alan Curtis, architect for the owners reviewed the drawings with the commission. Future parking requirements and easements were also discussed.

Commissioner Pearson moved to approve 4148 Main Street Site Plan aka Feed n' Grain Site Plan (ST-2013-004). **Commissioner Taylor seconded the motion. Motion passed by unanimous roll call vote.**

Reports:

Town Manager:

- Tree Lighting Ceremony Friday, December 6, 2013, 5:30 p.m. – 7:30 p.m.
- Attended Open Space Meeting with Commissioner Taylor.

Town Engineer:

- Update given on new signal lights at Harmony and Three Bells. Should be operational before Thanksgiving. Three different soil conditions were encountered.

Town Planner:

- Created outstanding action items list. As actions are completed will come off the list or will be added as needed.
- Due to the holidays and intensity of work load through end of year, there will not be any work sessions until the beginning of the year.

3. Adjournment

Chair Goldstein adjourned the November 19, 2013 Planning Commission meeting at 6:52 p.m.

**TOWN OF TIMNATH
PLANNING COMMISSION**

Philip Goldstein, Chair

ATTEST:

Brian Williamson