



**Timnath Planning Commission
Regular Meeting Minutes**

April 10, 2013, 7:00 p.m.

**Meeting was held at Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado**

1. Call to Order

Commissioner Goldstein called to order the meeting of the Planning Commission on Wednesday, April 10, 2013 7:0 p.m.

Present

Commissioner Philip Goldstein
Commissioner Aaron Pearson
Commissioner Scott Roys
Commissioner Scott Taylor
Alternate Don Risen
Alternate Kristen Seidel

Not Present

Commissioner Dick Weiderspon

Others in attendance

April Getchius, Town Manager
Matt Blakely, Interim Town Planner
Don Taranto, Contracted Town Engineer
Milissa Peters, Town Clerk
Bob Blanchard, Orion Planning Group

2. CONSENT AGENDA:

a. Approval of the March 27, 2013, Planning Commission Meeting Minutes
Commissioner Pearson moved to approve the consent agenda. Commissioner Taylor seconded the motion. Motion passed by unanimous voice vote.

3. Business and Discussion items:

a. Planning Commission Business Items:

i. Oath of office for:

Commissioner Scott Roys
Alternate Kristen Seidel
Alternate Don Risen

ii. Appointment of Chairperson and Vice Chairperson

Commissioner Taylor moved to appoint Commissioner Goldstein as the chairperson. Commissioner Pearson seconded the motion. Motion passed by unanimous voice vote.

Commissioner Goldstein moved to appoint Commissioner Taylor as the vice chairperson. Commissioner Pearson seconded the motion. Motion passed by unanimous voice vote.

b. Public Hearing Resolution – 2013 Comprehensive Plan Update

Staff Presentation:

- Mr. Blakely spoke to the Commissioners about the proposed resolution.
- Mr. Blanchard spoke in detail about the processes and actions taken for updating the comprehensive plan. He also spoke about the major changes.

Chair Goldstein opened the public hearing at 7:30 p.m.

Public Comments:

- Diane Fusaro, 4229 Main Street, provided a letter to the Commissioners and spoke about her concerns regarding the zoning in the downtown and mixed use areas. She expressed her concerns for the types of businesses that could be included in the areas near her home. She wants the Commissioners to consider the quality of life for the residents.
- Denise Fisher, 4217 Main Street, provided a letter prior to the meeting to the Commissioners. She spoke about being active in the process for the proposed update. She asked if the downtown core was defined in the comp plan. She spoke about the proposed uses and possible businesses that could develop across the street from her house. She wants protection for her property and would like additional language and buffering.
- Marjolene Van de Graff, 4301 Main Street, she questioned who was considered a stake holder. She would like to see open space to buffer the residential area from commercial use.

Chair Goldstein closed the public hearing at 7:45 p.m.

Staff Response:

- Mr. Blanchard spoke to the Commissioners about the zoning process.
- Mr. Taranto stated that the rezoning process was separate from the comp plan.
- Mr. Blakely spoke about the current requirement for buffering. He spoke about the park requirements within the land use code.
- Mr. Blanchard stated that the Downtown Core was defined in the comp plan. He spoke about the comp plan being a road map for future development.

Commissioner Comments:

- Commissioner Taylor spoke about protection between residential and commercial areas and Mr. Taranto stated that buffering was included in the land use code.
- Mr. Blakely stated that a possible policy statement could be included.
- Chair Goldstein asked if a policy statement would be binding for staff to follow and Mr. Taranto stated that staff would follow the policy as stated.
- Ms. Getchius stated that if a statement were to be included, it would require council approval.
- Commissioner Roys spoke about the current and proposed zoning.
- Mr. Blakely explained what the zoning application included.
- Mr. Taranto spoke about the same issues continuing to be issues in 5 years.

Commissioner Taylor moved to include language within the comp plan to provide protections for the existing residents. **Alternate Ridsen seconded the motion. Motion passed by unanimous voice vote.**

- Alternate Ridsen asked what the existing land use code considers as a buffer and Mr. Blakely stated what was included.
- Commissioner Taylor asked that the downtown core designation stop north of Third Avenue.

Commissioner Taylor moved to move the downtown core designation to the north of Third Avenue. **Commissioner Roys seconded the motion. Motion passed as follows:**

Commissioner Philip Goldstein	no
Commissioner Aaron Pearson	no
Commissioner Scott Roys	yes
Commissioner Scott Taylor	yes
Alternate Don Ridsen	yes

Commissioner Taylor moved to approve Resolution No. PC-1, SERIES 2013, A Resolution recommending approval of the 2013 Comprehensive Plan with the inclusion of the motions passed during the public hearing. **Commissioner Pearson seconded the motion. Motion passed as follows:**

Commissioner Philip Goldstein	yes
Commissioner Aaron Pearson	yes
Commissioner Scott Roys	yes
Commissioner Scott Taylor	yes
Alternate Don Ridsen	yes

4. Reports

a. Town Engineer - NONE

b. Town Planner – NONE

5. Adjournment

Chair Goldstein adjourned the April 9, 2013 Planning Commission meeting at 8:49 p.m.

**TOWN OF TIMNATH
PLANNING COMMISSION**

Philip Goldstein, Chair

ATTEST:

Milissa Peters, Town Clerk