



**Town of Timnath
 Planning Commission
 Regular Meeting Minutes
 Jan 11, 2011
 7:00 p.m.**

1. Call to Order

Chair Zachara called the meeting to order at 7:04 p.m.

a. Roll Call

Chair	Claudine Zachara.....	Y
Vice-Chair	Jan Lindeberg	Y
Commissioner	Carl Elliott.....	Y
Commissioner	John Trenary	Y
Commissioner	Dick Weiderspon.....	Y
Alternate Commissioner	John Stewart.....	N
Alternate Commissioner	Philip Goldstein.....	Y

Community Development Coordinator Linda Griess, Town Planner T.J. Dlubac,

2. Consent Agenda: Minutes

a. Minutes: Oct 26, 2010

Commissioner Weiderspon made the motion to approve the **Minutes from the Oct 26, 2010 meeting**. Commissioner Zachara seconded the motion. The Minutes were passed unanimously by voice vote.

3. Business and Discussion items:

a. Appointment of New Planning Commissioners:

OATH OF OFFICE was read to both candidates by Chair Zachara

- 1. Commissioner John Trenary**
- 2. Alternate Commissioner Philip Goldstein**

b. Final Plat for Timnath Farms North 2nd Filing:

Town Planner Dlubac updated the Commissioners that the applicant has submitted an application for a Final Plat for property located east of and adjacent to Main Street, south of Sugar Trail, north of 2nd Avenue. The applicant is requesting to create a three parcel subdivision

which has been preliminary platted in early 2008. The plat includes Tract A which is intended for a park/greenbelt type area, one buildable lot for a civic use encompassing approximately one acre and adequate right-of-way (70' width) to extend 2nd Avenue from Main Street to the eastern extent of the plat boundary.

ISSUES / BACKGROUND:

Background:

The Annexation and Development Agreement for the Timnath Farms North Parcel requires a total of four acres to be dedicated to the Town for a government center on the west side of the future Timnath Parkway. Lot 1 of this plat will account for a portion of the required land to be dedicated.

Access:

Future access to this site will be attained by 2nd Avenue to the south.

Future Process:

Prior to any construction taking place, a Site Plan, as well as other necessary processes will have to be approved by the Town. Additionally, only once all necessary development approvals are granted building permits will be issued for the final use of this site.

REFERRAL COMMENTS: No outstanding concerns

Not Returned: AT&T Communication, Larimer County Department of Health and Environment, Larimer County Recorder, Poudre Valley REA, Qwest Communications, Timnath Post Office, Public Works, Xcel Energy, TST Engineering

Returned with No Comments: Safebuilt, Comcast Cable, Timnath Police Department, Fort Collins – Loveland Water District, South Fort Collins Sanitation District,

Town Engineer: Suggested that we may want to remove restrictions on conveyance and building permits note.

Rocky Mountain Pipeline Systems, LLC (Plains All American): Indicated that their infrastructure does not appear to be affected by the proposed improvements.

Poudre Fire Authority: Requested the project engineer provide their CAD files to PFA's engineer to ensure accuracy and noted that easements may need to be dedicated by separate document, if necessary.

Applicants Comments: Applicant is not able to attend the meeting – Mr. Tom Brinkman did send a letter briefly describing the plat. "At the request of the Town of Timnath and the Poudre Fire Authority, this plat was prepared by EMK Consultants, Inc. The Plat reflects the design elements provided by the Fire Authority and the Town, and we have jointly worked with both parties to ensure a plan that achieves the goals of all three groups".

Commissioners Questions/Comments:

Commissioner Trenary asked why we were not showing all the referrals that have been returned. Planner Dlubac stated that no response is considered accepting.

Commissioner Trenary asked how many fire trucks will there be at this fire house? PFA representative Guy Boyd stated there will be one (1) truck at start up and then as the community grows it will then be determined on how many trucks will be needed.

Commissioner Lindeberg asked what the timing for this project is. Mr. Boyd stated that there is an IGA stating what the guidelines are required for this fire station, he also stated that the PFA has applied for a grant but was denied at this time for any grant dollars.

PUBLIC COMMENTS:

Diane Fusaro, 4229 Main St., asked which way the fire trucks would be leaving the bay area. Planner Dlubac stated they will turn onto the Parkway. Ms. Fusaro's other concern, why is there zero setbacks for this area, and how did this come about?

Marjolean Van de Graaf, 4231 Main St., she is also concerned about the zero set backs and the lights going into residents houses on Main St. and how the Town will deal with the noise of the trucks pulling out at night and shining their headlights through her home. Is there anyway to look at not having zero set backs? Ms. Van de Graaf also expressed that Old Town Timnath only has a hand full of old residential houses and would like to keep this look and a fire station does not fit into this area.

Chairman Zachara asked Town Planner Dlubac what is this area zoned as? Planner Dlubac replied it is a R3 - two family and multi family residential, if zoning does not change this project will require a conditional or could possibly rezone this area to B - Downtown Business. Planner Dlubac stated there will be numerous opportunities for public comment and input for this project, but at this meeting we are requesting the final plat approval only.

Joint residential comment was asked, what is the average call for Fire trucks going out at night? PFA stated average of 500 calls per year in residential areas; this fire station will not only service Timnath but surrounding areas. Usually at night the sirens and lights are not used until they reach a main road, example Harmony.

Denise Fisher, 4217 Main St., her concern also is no set backs, she stated she was always told there would be a sidewalk in this area. Zoning was to be R1 to ensure the small town atmosphere, she does not feel that a fire station fits into this area, and she wanted it on the record that the multi-family housing does not fit into this area either. The residents along Main Street want a park in this location.

Pauline Henn, 4233 Main, she feels the same as the other citizens who have stated the fire station does not fit into this area.

COMMISSIONER COMMENTS/QUESTIONS:

Chairman Zachara asked what the notification criteria for a final plat review is. Town Planner Dlubac stated law requires notification of residents 300- 500 feet of the site.

Commissioner Elliott asked where the parkway area on the zoning map is. He also asked what is the triangle area and is it zoned B- Business District. He stated he has always been opposed to multi-family development or an apartment complex in this area.

Commissioner Weiderspon asked why the Town did not design this lot area to accommodate all uses because the parkway is many years away. Example: 4 acre partial with 1 acre for the fire station.

PUBLIC COMMENT:

John Fusaro, 4229 Main St., he stated that 17 acre in the old farm land what is the driving force for this particular lot. Planner Dlubac responded that the utilities and other infrastructure are available and this a transitional area. Mr. Fusaro asked why this 4 acre could not be used as a buffer area, how about a park!

Chairman Zachara closed the public comments at 7:59PM

Commissioners:

Commissioner Trenary – what design was put together to get funds and no other study has been done since the original discussion - Commissioner Trenary stated he would like to see a fire house rather than an apartment bldg in this location. PFA stated that the station was designed for the grant process but town staff worked with the fire dept. to pick this design and was agreed upon by town staff. Commissioner Trenary asked is there any flexibility to move the station down 50ft east of the plan. NEED to have a "buffer"

Commissioner Weiderspon suggests that the fire station be moved farther east.

Commissioner Elliott asked was there any consideration to move the Fire Station down on Harmony Rd. Planner Dlubac reported that it is not desired for the station to be on a main arterial.

Chairman Zachara is asking town staff to go back and find out if there is any flexibility and would like to have more information regarding the Timnath Farms North 2nd Filing. All Commissioners were in agreement to postpone the motion until more data could be provided to them.

Motion was made regarding Timnath Farms North 2nd Filing, Chair Zachara moved to postpone any official vote on the final plat for Timnath Farms North 2nd Filing. Commissioner Trenary seconded the motion. Motion passes unanimously by voice vote.

4. **Reports:** Planner Dlubac stated he had nothing to report at this time.

5. **Adjournment**

a. Chair Zachara officially closed the meeting at **8:26p.m.** Commissioners unanimously voted to adjourn the meeting.

**TOWN OF TIMNATH
PLANNING COMMISSION**



Claudine Zachara, Chair

ATTEST:



Linda Griess, Community Development Coordinator