

**Town of Timnath
Planning Commission
Meeting Minutes
January 25, 2006
7:00 p.m.**

**This meeting will be held at Timnath Town Hall
4100 Main Street, Timnath, Colorado.**

1. Call to Order

Chairman Raymond Wright called the meeting to order at 7:05 pm.

a. Roll Call

Chairman Raymond Wright	Y	
Commissioner Carl Elliott	Y	
Commissioner Russ Miller	Y	
Commissioner Dick Weiderspon	Y	arrived at 7:13
Commissioner Rosemarie Moon	N	

Also, present were Town Planner Tim Katers, Deputy Clerk Linda Griess, Citizen John Aldrich, Citizen Laurene Aldrich, Citizen Joe Hallenbeck, Citizen Don Olsen, Citizen Barry Kramer

2. Amendments to the Agenda

There were no amendments to the agenda.

3. Minutes

Commissioner Carl Elliott made a motion to approve the December 14, 2005, Planning Commissioner Minutes. Commissioner Russ Miller seconded. Motion approved unanimously by voice vote.

Discussion Items:

Chairman Raymond Wright opened the Public Hearing on the Aldrich Rezoning application at 7:10pm, Jan 25, 2006.

Planner Katers entered materials into public record including 6 Exhibits. List of Exhibits:

- Exhibit A: Affidavit of Notice to Neighbors
- Exhibit B: Posting Affidavit
- Exhibit C: Publishing Affidavit
- Exhibit D: Comment on Request for Rezoning
- Exhibit E: Staff Communication and Aldrich Application

After testimony: Exhibit F. Co-signed Application

a. Aldrich Rezoning:

Planner Katers introduced a citizen's concerns on this rezoning. Ms. Nancy Crandell submitted a concern on a verbal agreement with the Aldrich's on the Crandell's encroachment of their garage. The eave's on the garage are 2-1/2 feet over onto the Aldrich property. Mr. Aldrich will take care of this problem and everything is OK with the Crandell's on this situation. Citizen Aldrich presented his application for rezoning to the commissioners. During his presentation to the commissioners Mr. Aldrich addressed a 50 ft property ownership dispute with Mr. Joe Hallenbeck. Mr. Hallenbeck presented his

information showing the 50 ft. strip that he purchased from the Burlington Northern Railroad in 2001, Mr. Hallenbeck is in favor of the rezoning of the Aldrich property. Attorney March stated that if both parties agreed to the zoning of the property they could both sign the application and this would solve the dispute as far as zoning was concerned. Mr. Hallenbeck was in favor of signing the rezoning application. Mr. Aldrich also accepted this proposal. Planner Katers entered the existing application with the signatures of Mr. and Mrs. Hallenbeck as Exhibit F after the Hallenbeck's signed the application.

Citizen Barry Kramer stated he owns four lots of property adjacent to the Aldrich property and is supporting the rezoning of the property.

Chairman Raymond Wright closed the Hearing at 8:33pm, on Jan 25, 2006. Chairman Wright motioned for Rezoning from R1 to B Zoning. Commissioner Wiederspon motioned to accept the rezoning. Commissioner Elliott seconded the motion. The Rezoning Application will be forwarded to the Board of Trustees for their review and action.

b. Comprehensive Plan - Map Amendment

Planner Katers presented the issue of amending the Comprehensive Plan and Map. Planner Katers asked the question is there enough land to make a "real" downtown area? Also he asked do we want to fix/change the Land Use Map. Chairman Wright agreed that we do need to amend the map. Planner Katers suggested that the Town amend the map and not have developers pay to amend the map.

Chairman Wright asked for a motion on conducting a Map Amendment for the Comprehensive Plan. Commissioner Carl Elliott moved to accept the motion. Commissioner Russ Miller seconded the motion. Motion was passed for the commissioners to begin the process to amend the Land Use Map.

Chairman Wright moved for a motion to review the growth management area boundaries. Russ Miller moved to accept this motion. Commissioner Elliott seconded the motion. Motion was passed for the commissioners to review the growth management area boundaries.

4. Other Business

There was no other business to discuss at this time.

5. Adjournment – to SPECIAL WORK SESSION

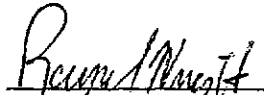
Commissioner Russ Miller made a motion to adjourn the meeting. Commissioner Carl Elliott seconded the motion. The motion passed unanimously on voice vote. Chairman Wright adjourned the meeting at 9:35pm.

6. Work Session

- a. Code & Design Criteria Manual Revisions (Code Revisions) – the work session was tabled until a later date.

ATTEST:

Linda Griess, Deputy Town Clerk


Raymond Wright, Chairman