



**Town of Timnath
 Planning Commission
 Regular Meeting Minutes
 January 26, 2010
 7:00 p.m.**

1. Call to Order

Chair Zachara called the meeting to order at 7:03 p.m.

a. Roll Call

Chair	Claudine Zachara.....	Y
Vice-Chair	Marty Chiaramonte	N
Commissioner	Carl Elliott.....	Y
Commissioner	Jan Lindeberg	Y
Commissioner	Dick Weiderspon.....	Y
Alternate Commissioner	John Stewart.....	N
Alternate Commissioner	Bryan Voronin.....	Y

Community Development Coordinator Linda Griess, Town Planner T.J. Dlubac, Michael Lang TST, Denton Slovacek, Brian Leagjeld, David Hakes

2. Consent Agenda: Minutes

a. Minutes: Dec 12, 2009

Commissioner Elliott made the motion to approve the **Minutes from the January 12, 2010, Meeting**. Commissioner Weiderspon seconded the motion. The Minutes were approved with a vote of 5 Yes and 0 NO's.

3. Regular Business - Discuss Items:

a. Public Hearing: Centennial Minor Subdivision Final Plat – Final Plat for the parcel of land to be known as Centennial Minor Subdivision to include two lots, located at 3721 County Road 5 (Main Street), for one existing home and a vacant lot:

Introduction by T.J. Dlubac:

Chair Claudine Zachara opens the Public Hearing at 7:04 PM

Introduction by T.J. Dlubac:

Town Planner Dlubac presented to the Commissioners a request to subdivide the 4.9 acre tract into two lots. Lot 1 currently has a residence on it with associated accessory buildings. This Lot is

intended to continue its residential use. Lot 2 is being platted for future development. There is a 20" City of Greeley waterline running from the southeast corner of the property to approximately the northwest corner of Lot 1. An easement for the waterline exists. There is a 20' Utility Easement on the eastern portion of the property, adjacent to the Main Street right-of-way.

A portion of the existing residence on Lot 1 is within the waterline easement. Existing encroachments are allowed to continue, but there should be no further encroachment into the easement by any permanent structure.

ISSUES / BACKGROUND:

Background: The property was fully annexed into the Town of Timnath and zoned B Downtown Business District on July 1, 2009.

Access: Access will be obtained to Lot 1 on Main Street through an existing curb cut. Access to Lot 2 will be obtained by the 50' Watts St. right-of-way to the north of the property. At such time Lot 2 develops further, there will be additional right-of-way dedicated depending on the final site layout and use. Note for addressed future right-of-way needs associated with Lot 2 at such time Lot 2 is developed further.

Sanitary Sewer: It is anticipated that depending on the development of Lot 2 and upon inclusion into the South Fort Collins Sanitation District, the entire property, Lot 1 and Lot 2, will be hooked up to a sewer system and the existing septic system will be properly abandoned.

Greeley Waterline: The current easement is not a well defined easement. In order to define the easement better and to tie it down, the applicant and Town staff is currently pursuing a couple options for the best way to address the easement. With there being multiple options for the resolution of this issue, staff asks that the application be approved with the condition that "the existing waterline easement will be appropriately resolved prior to the plat being recorded."

Applicant Presentation: Centennial Land Partners – Michael Lang, TST, gave an over view of the plat to the Commissioners. Developers sold the house and the property around the residential home and left the other acres to be developed at a later time. Greeley Water line seems to be the most discussed item on this property. Owners feel this is the best use of the property.

Public Comments: David Hakes, the current resident, is aware of the longer term plan for widening the road and soft utilities. He would like to know the plans of the road and property on the back half lots and what can be placed in the B zone. Staff will get back to Mr. Hakes after Town Council hears/approves this subdivision.

Dennis Slovacek, property owner behind the property, is concerned on what kind of business could go into this area. Could it be very low density or Industrial? Commissioners informed Mr. Slovacek that there will be more hearings before Lot 2 is developed, at this time the discussion is about the subdividing of the property.

Mr. Brian Leagjeld informed the Commissioners that there is still one missing easement. It is an electrical easement that is on both properties – Mr. Lang is going to look into this easement. Mr. Leagjeld is concerned about the drainage from the Centennial Subdivision and if the back lots are zoned Business could present a drainage problem for his residents.

Commissioners Questions and Comments: Commissioners were concerned about a Traffic Study and if one would take place before Lot 2 is approved for a business. Planner Dlubac stated that a Traffic Study would be done when a decision is made on what is going to be done with Lot 2.

Chair Zachara closes the Public Hearing at 7:36 PM

Recommended Motion: Commissioner Lindeberg makes the motion to recommend approval of the Minor Subdivision for the Centennial Minor Subdivision to the Timnath Town Council with one condition: The existing waterline easement be appropriately resolved prior to the plat being recorded. Commissioner Elliott seconded the motion. The motion was passed with 5 YES, 0 NO's. Motion passes unanimously.

4. Reports:

Town Planner: Planner Dlubac updated the Commissioners on the review and progress of the Comp Plan. A handout was given to the Commissioners on what the Town Council reviewed at an earlier meeting. Next Council meeting will be Feb 10 to discuss the Comp Plan.

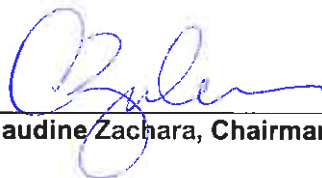
Next Planning Commission meeting will be Feb 9 at this meeting we will continue to discuss the Land Use Code.

General Discuss: Chair Zachara asked what the procedure on notifying home owners of development actions is. Property owners should know where they can address questions. Commissioner Lindeberg asked a question concerning the bridge and the right hand turn only lane. She would like to see more notification regarding this turn maybe an arrow painted on the lane so motorist see it before the actual turn— she also asked if the signage could be larger and moved to the west some.

5. Adjournment of Regular Meeting

- a. Chair Zachara officially closed the meeting at 7:50 p.m.

**TOWN OF TIMNATH
PLANNING COMMISSION**



Claudine Zachara, Chairman

ATTEST:



Linda Griess, Community Development Coordinator