

**Town of Timnath
Planning Commission
Regular Meeting
Sept 12, 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 7:03 P.M.

a. Roll Call

Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Russ Miller	Y
Commissioner	Dick Weiderspon	Y
Commissioner	Cody Speaker	Y
Alternate Commissioner	Tracy Kellums	Y

Also present were Acting Town Clerk Linda Griess, Town Planner Tim Katers, Town Administrator Becky Davidson, Harmony Center representatives Sheri Jensen, Kent Bruxvoort, Byron Collins, Heather McDowell TST, Mark Tingey,

2. Amendments to the Agenda

There was one amendment to the agenda; added agenda item, the review of the Comprehensive Plan, Proposed Future Land Use Map.

3. Minutes

a. Minutes – August 8, 2006, Regular Planning Commission Meeting,
Commissioner Weiderspon motioned to approve the meeting notes, Commissioner Speaker seconded the motion. Meetings notes were approved unanimously by voice vote

4. Discussion Items

a. Harmony Center Site Plan

Town Planner Katers introduced the Harmony Center site plan with its proposal for two buildings just north of Grand Tree Boulevard. One building is the Golf Course Maintenance facility and the other is the Harmony Center. The Center will house offices for the developer team and the practice facility for the CSU golf team and a small reception room.

Planner Katers explained that the commissioners could make the decision on the approval of the Harmony site plan tonight.

Kent Bruxvoort presented the design principles and development standards for the Harmony Center.

Mr. Collins explained to everyone that there will be an indoor area for the driving range and how this was one of the big selling points for the Harmony Golf Club and for the CSU Golf team to use as their practice facility.

Chairman Wright asked if there is going to be any kind of therapy facility provided for the CSU golf team. Mr. Bruxvoort commented that there will NOT be any facility of that kind at the Center.

Commissioner Weiderspon commented his concern on the limited number of parking spaces: he feels that only providing 35 parking spaces for the driving range is not very many. Mr. Bruxvoort explained the ratio to parking and employees and how they came up with the 35 spaces. Mr. Bryon Collins updated everyone that this is NOT the main parking lot, this is the parking lot for the golf course employees and after this explanation everyone had a better understanding regarding the amount of parking spaces.

Chairman Wright requested that Harmony needs to bring in drawings on the Retaining Wall, trash area and parking area.

Commissioner Elliott made a motion to approve the Harmony Center Site Plan with the following conditions:

1. Up to 5 foot tall retaining wall per Engineer Drawings
2. Provide town with specifications for trash disposal area
3. Provide town with current title commitments

Commissioner Dick Weiderspon seconded the motion. The motion passed unanimously by voice vote.

5. Other Business

- a. Review the Comprehensive Plan, Proposed Future Land Use Map.**

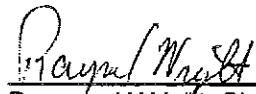
It has been brought up to the Commissioners that they need to revisit the Future Land Use Plan from the August 15, 2006 meeting.

Commissioner Weiderspon made a motion to revisit the Comprehensive Plan, Future Land Use Map. Motion was seconded by Miller. The motion was passed by a 4 to 1 vote with Commissioner Speaker voting in the negative.

It was decided that the Commissioners would have a work session with the Sub-area Committee at a time to be determined.

6. Adjournment

Commissioner Elliott made a motion to adjourn the meeting. Commissioner Miller seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at 9:07 P.M.



Raymond Wright, Chairman

ATTEST:



Linda Griess, Acting Town Clerk