



**Timnath Planning Commission  
Regular Meeting Minutes  
September 26, 2012, 7:00 p.m.  
Meeting was held at Timnath Administration Building,  
4800 Goodman Street, Timnath, Colorado**

**1. Call to Order**

Chair Zachara called to order the meeting of the Planning Commission on Wednesday, September 26, 2012 7:01.m.

**Present**

Chair Claudine Zachara  
Vice Chair Jan Lindeberg  
Commissioner Philip Goldstein  
Alternate Scott Taylor

**Not Present**

Commissioner Dick Weiderspon  
Alternate John Stewart

**Others in attendance**

Matt Blakely, Interim Town Planner  
Don Taranto, Town Engineer  
Milissa Peters, Town Clerk  
Amelia Tuttle, NCValue  
Justin Larson  
Alan Strobe, SAVANT Homes  
Mike DiTullio  
Scott Roys  
Jim and Cheryl Scott  
David Johnson  
Mike Kowalik  
Michelle Odom  
Jeff and Kristina Meyers

**2. Consent Agenda**

- a. September 12, 2012, Planning Commission Meeting Minutes

**Commissioner Taylor moved to approve the consent agenda. Commissioner Goldstein seconded the motion. Motion passed by unanimous voice vote.**

**3. Business and Discussion items:**

- a. Fairview Village Rezoning – Public Hearing to review rezoning for property located on the west side of Main Street (CR5) between Buss Grove Road (CR40) and Outlook Avenue specifically Lots 1-4, of Block 1. (RZ-001-12)

**Chair Zachara opened the Public Hearing at 7:02.m.**

**Staff Presentation:**

- Mr. Blakely spoke to the Commission about the proposed Fairview Village Rezoning.

**Applicant Presentation:**

- Ms. Tuttle, Mr. Strobe and Mr. Larson spoke to the Commission about the proposed rezoning.
- Mr. Strobe asked that the Commission approve the proposed rezoning.

**Public Comments:**

- Mike Ditulio spoke to the Commission about his support for the rezoning. He also spoke about encouraging development.
- Cheryl Scott spoke to the Commission about her opposition to the rezoning and her issues with the community meeting scheduled during work hours.
- Jim Scott spoke to the Commission about his opposition to the rezoning, parking and traffic. He also spoke about the initial subdivision improvement agreement and that the Town hasn't officially accepted the agreement. Mr. Scott asked that the Commission reject the proposed rezoning.
- Scott Roys spoke to the Commission about his opposition to the rezoning. He spoke about the residents standing behind the current zoning. He also spoke about the existing HOA issues. He stated that there was no valid reason to change what already existed.

**Commissioners Questions and Comments:**

- Commissioner Taylor asked if the subdivision had been accepted into Timnath and Mr. Taranto explained that it had been annexed into the Town and that the subdivision improvement agreement was approved prior to the foreclosure.
- Commissioner Taylor asked about the proposed parking and the existing turn lane and Mr. Blakely explained that the Developer would be responsible for the restriping of the turn lane into parking. Mr. Taranto further explained the street and turn lane are not required for the subdivision and could be changed.
- Commissioner Taylor asked about changing the speed limit and Mr. Taranto explained that the Town was already in the process of lowering the speed limit in that area.
- Chair Zachara asked about the number of lots undeveloped and Mr. Strobe stated that 16 lots remain undeveloped.
- Commissioner Goldstein spoke about the lack of compromise met at that point.

**Chair Zachara closed the Public Hearing at 8:08 p.m.**

**No motion was made.**

- b. Fairview Village Replat – Public Hearing to review replat for property located on the west side of Main Street (CR5) between Buss Grove Road (CR40) and Outlook Avenue specifically Lots 1-4, of Block 1. (FP-001-12)

**No action taken.**

**4. Reports**

- a. Town Engineer - NONE
- b. Town Planner - NONE

**5. Adjournment**

Chair Zachara adjourned the September 26, 2012 Planning Commission meeting at 8:20 p.m.

**TOWN OF TIMNATH  
PLANNING COMMISSION**

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Claudine Zachara, Chair

**ATTEST:**

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Milissa Peters, Town Clerk