



**Timnath Planning Commission
Regular Meeting Minutes
September 3, 2013, 6:00 p.m.
Meeting was held at Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado**

1. Call to Order

Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, September 3, 2013 6:00 p.m.

Present

Chairperson Philip Goldstein
Commissioner Scott Roys
Commissioner Scott Taylor
Commissioner Dick Weiderspon
Alternate Don Ridsen
Alternate Kristen Seidel

Not Present

Commissioner Aaron Pearson

Others in attendance

Matt Blakely, Interim Town Planner
Brian Williamson, Town Clerk
Jim Birdsall, The Birdsall Group
Dino DiTullio,
Floyd Weiderspon

1. ADMINISTRATIVE:

- a. Determination of Alternate voting (if necessary)
Don Ridsen was selected.**

2. CONSENT AGENDA:

**a. Approval of the July 16, 2013, Planning Commission Meeting Minutes
Commissioner Weiderspon moved to approve the consent agenda. Commissioner Taylor
seconded the motion. Motion passed by unanimous voice vote.**

3. Business and Discussion items:

- a. Brunner Farm Sketch Plan
Staff Presentation:**

- Mr. Blakely gave a brief overview of the process for the meeting and an overview of the project. Mr. Blakely then turned the presentation over to the Applicants representative Jim Birdsall.
- Mr. Birdsall located the property on the regional map to set the location and then gave a detailed description of the project. The description included lot sizing, circulation, and open space.

Public Comments:

- Mr. Floyd Weiderspon had questions about fencing adjacent to his property, and the plan for storm water release. Mr. Birdsall responded with the locations of storm water and that the HOA or metro district would maintain the new fence at the back of the property. Mr. Ditullio also said that they would be happy to work with the adjacent property owners to make sure that the fence meets the needs of both the new residents and the adjacent property owners.

Commissioner Comments

- Commissioner Riden asked about the impact on Bethke Elementary and Poudre Schools in general and Mr. Blakely explained that the school district was included in the referral process and that the District did not have any concerns at that time.
- Alternate Seidel asked about the time frame for development and Mr. Birdsall spoke about annexation moving forward in the fall and platting would be the end of 2013 to the beginning of 2014
- Alternate Seidel asked about the impact on Timnath with the number of open lots, or lots can Timnath support and Mr. Blakely spoke about the spike in growth currently and the Town is reacting to the market and is encouraging development. He also spoke about commercial growth feeding the need for more residential.
- Commissioner Roys spoke about the need for reinforcing separation of uses by fencing to reduce unwanted animals, livestock and predators on properties.
- Mr. Weiderspon spoke regarding property ownership and lack of easements.
- Commissioner Taylor spoke about being in favor of larger lots. He also asked about the traffic impact on Three Bell, 3F, and future connection through the Riverbend development and Mr. Blakely stated that traffic studies had been performed and improvements will be made to reduce the impact on the area.

Staff Comments:

- Mr. Blakely spoke about future trail access regarding the future of the Poudre Trail and trails internal to the development. Commissioner Riden agrees with the communities' desire for regional connections, and Chairperson Goldstein echoed the same concerns and desires for regional connections.

4. Adjournment

Motion by Scott Taylor and 2nd by Dick Weiderspon.

Chair Goldstein adjourned the September 3, 2013 Planning Commission meeting at 7:00 p.m.

**TOWN OF TIMNATH
PLANNING COMMISSION**

Philip Goldstein, Chair

ATTEST:

Brian Williamson