

**TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE,
1201 BROAD STREET**

MINUTES

WEDNESDAY, MARCH 2, 2011 7:00 P.M.

The Planning Commission of Milliken convened into regular session on March 2, 2011 at 7:00 p.m. Those present were: Chairman Dave Bernhardt, Vice-Chairman Tim Woodcock, Commissioners: James Anthony, Janet Carter, Jordan Jemiola, Linda Measner, and Dave Watson. Also present: Community Development Director Steve House, Town Co-Clerk Betty Rangel and Town Administrator Jim Burack.

Chairman Bernhardt called the meeting to order and led the audience in the pledge of allegiance.

Agenda Approval

The agenda was approved as presented.

Citizens Comments

There were none.

Minutes of Previous Meeting

February 2, 2011 minutes approved as distributed.

CONSENT AGENDA

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Planning Commission member or citizen so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Action Agenda.

There are no items

ACTION AGENDA

1. Public Hearing And Consideration For 9102 County Road 44 Minor Subdivision

Community Development Director Steve House explained that this parcel of land was annexed to the Town and zoned R-1, Single Family Residential in 2007. At that time the owner provided a sketch plan for the parcel which divided the land into 32, 1.5 acre lots, called Highland Hills. The owner still intends to subdivide the parcel for large lot residential use and open space use. This minor subdivision application is intended to separate the existing house and surrounding yard from the larger parcel.

The public hearing was opened at 7:05 p.m.

Owner and Applicant of the property, Jon Benallo, 6025 S. Quebec Street, Centennial, Colorado 80111, were present to answer any concerns or questions.

Comments/concerns/questions from the Commissioners included:

- In regard to the Transportation Plan, noting the right of way dedication, what procedures will be followed so there will be no structures located on the right of away?
- In the future will the property be required to tie in to the Town's water and sewer systems?
- Little Thompson provides the water at this time for the property.
- The intent is to extend the water and sewer service to the site at the time of development.
- The conceptual plan will contemplate future set-backs.

Landowner Warren Stroh, 19463 WCR 19, Johnstown Colorado 80534 was present. He had no comment but wanted to attend and see how the minor subdivision will impact his property.

The public hearing was closed at 7:15 p.m.

Commissioner Jemiola moved that 9102 County Road 44 Milliken, Colorado Minor Subdivision plat be approved with the condition that the signature blocks for the Ditch Company and Communication and Gas Easement are removed from the plat prior to recording. Commissioner Watson seconded the motion.

DISCUSSION AGENDA

1. Weld County Referral RE-5076

Director Steve House explained that the Town received a referral from Weld County in regard to an application received by Michael & Kimberly Youel. The new Lot A will be three (3) acres in size and located in the southwest corner of the parcel next to the existing home of the Owner. The lot is adjacent to WCR 36 along its south property line. It is being created to be sold for a single family dwelling site. Lot B will be 21.56 acres in size and will remain agricultural with the option to sell as a single family dwelling site.

Commissioner Carter recused herself.

Commissioners reviewed the request and found no conflict with the Town of Milliken's interests.

END OF DISCUSSION AGENDA

Other Business

Director House commented that staff added a copy of the amended Ordinance No. 643 in regard to Landscaping Amendments to their Planning Commission packets.

Director House went on to give the following brief updates;

- An application sent to North Front Range Metropolitan Planning Organization (NFRMPO) for possible funding (enhancement dollars), for the Johnstown/Milliken trail construction. The MPO will have a meeting on Thursday night March 3, 2011; Director House will attend the meeting, in case they have any questions. The estimated construction cost is \$330,000.00 dollars; the Town will match \$30,000.00 dollars. The application was a joint application with the Town of Johnstown.
- A brief update on the NASA project. Discussion included what the process and requirements are for choosing the new NASA project site.
- The Special meeting for the Planning Commission is March 9, 2011, in regard to CAP Farm USR site plan project. Commissioners commented that March 9th would be a good date to meet with the Town Board at the Board's work session for their quarterly meeting.
- The 2010 Milliken Real Estate Report in regard to Milliken's distressed homes was distributed to the Commissioners.

- The Dog Park grant application is due on March 4, 2011. Director House reported that staff has received a combined 89-96 e-mails and surveys in support of the five (5) acre park project.
- The Census report for 2010 shows that Milliken has a population of 5,610. Director House commented that he would put a report together for the Commissioners with more details once he gets more information on different statistics.
- Weld County is holding forums to receive input from communities. Milliken had their forum with Weld County on Tuesday March 1, 2011.

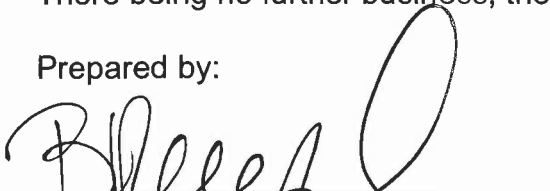
Chairman, Dave Bernhardt reported he and Vice Chair, Tim Woodcock had a meeting with Mayor Lichtfuss, Town Administrator Burack, Mayor Pro Tem Cozad, and Director House. The discussion included identifying issues and ideas that could help revive the downtown area; what the role of the Planning Commission is in that type of project and identifying other members that could be part of the project such as real estate and commercial agents. Commissioner Measner commented that the downtown property owners would have to buy in to the project. A positive approach would help get their cooperation.

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at 8:06 p.m.

Prepared by:


Beatriz Rangel, Town Co-Clerk

Approved by:


Chairman, Dave Bernhardt