

**TOWN OF MILLIKEN
PLANNING COMMISSION
SPECIAL MEETING
TOWN HALL, 1101 BROAD STREET**

MINUTES

WEDNESDAY, MARCH 9, 2011 6:30 P.M.

The Planning Commission of Milliken convened into a special meeting on the 9th day of March, 2011 at 6:30 p.m. Those present were: Chairman Dave Bernhardt, Commissioners: James Anthony, Janet Carter, Jordan Jemiola, Linda Measner, and Dave Watson. Also present: Community Development Director Steve House, and Town Co-Clerk Betty Rangel. Vice-Chairman Tim Woodcock was absent.

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

March 2, 2011, minutes approved as distributed.

CONSENT AGENDA

No Items

ACTION AGENDA

Public Hearing And Consideration Milliken Research Park Use by Special Review and Site Plan

Community Development Director House explained that the owner of the CAP Farm property, Lot Holding Investments, LLC, has requested approval of a USR and Site Plan for the eventual development of the entire 106 acre parcel as a Research Park. The existing and intended future use of the property is consistent with the Envision Milliken Comprehensive Plan which designates this

land for Business/Industrial use. The Johnstown-Milliken Parks, Trails, Recreation and Open Space Plan designates the Little Thompson River as a trail corridor and the Weld County plan designates Highway 60 and 257 as trail corridors.

The public hearing was opened at 6:35 p.m.

Discussion included the following comments and questions;

Commissioner Anthony questioned item (c) Site Plan Review Criteria, requested clarification on the staff comment;

Staff comment: The required information is shown on the site plan, or will be provided at a later date as noted. Director House explained there are several examples of required information that will be provided at a later date. An example was the Flood Plain information noted on the site plan under general notes, item one (1).

Michael Job, Corporate Property Manager for Lot Holdings Investments, 301 Centennial Drive, Milliken, replied that the current FEMA Flood Plain information dates back to 1985, at this point the Flood Plain information would be incorrect. He referred to the general notes on the site plan item one (1). *The current recorded flood plain information does not appear to fit the existing conditions on the proposed site. A flood plain study based on the existing site conditions will be completed prior to issuance of any building permits.*

Commissioner Carter noted the future right-of-away requirement on Highway 257 is 100' feet, not the 60' feet shown on the site plan. Director House commented he had discussions with Colorado Department of Transportation (CDOT) and the 100' foot right-of-way future need was correct. Michael Job replied they would make the changes to show a 100' foot right-of-away.

Commissioner Carter asked if there have been discussions with CDOT in regard to the triggers required for turn lanes on Highway 257 and requirements for the access permits. Michael Job replied there has been discussions with CDOT as to the application process and requirements for phase one of the projects. They are waiting on a traffic study to be completed, which is required of the Town before any permits can be issued.

Commissioner Anthony inquired where the water service would come from and what the usage might be for domestic water. Director House replied there is an existing water line on Highway 257. Michael Job commented although they are not sure of the exact amount of water usage, the Town code does have requirements on shares a developer has to bring in with new construction.

Commissioner Jemiola inquired if there would be any kind of unpleasant smells associated with the chemical manufacturing? Michael Job replied they are not aware of any foul smell being produced from the chemical manufacturing.

Commissioner Carter commented in regard to her earlier comments on the access permits. She said the language should read "*An approved CDOT access permit shall be submitted prior to the first building permit*".

The public hearing was closed at 7:01 p.m.

Commissioner Carter moved that the Milliken Research Park Use by Right and Site Plan dated March 9, 2011 be approved with the following friendly amendments;

The addition of a note in regard to the right-of-way dedication of Highway 257 and that CDOT access permits be required prior to the first building Certificate of Occupancy.

Commissioner Measner seconded the motion.

Discussion: There was none.

Vote: Five (5) in favor, Commissioner Anthony opposed. Motion carried.

DISCUSSION AGENDA

Weld County Referral RE-1780

Commissioner Carter recused herself. Commission directed staff to reply in regard to Referral RE-1780 there are no conflicts with the town's interest.

Other Business

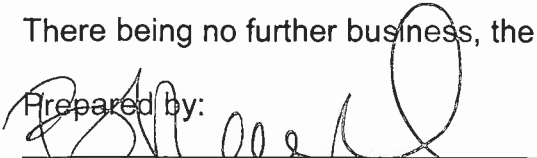
Director House commented on the approval by Weld County for the Dry Creek Urban Development.

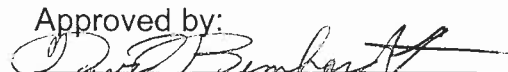
Next Planning Commission meeting will be in April 2011.

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at 8:15 p.m.

Prepared by:

Beatriz Rangel, Town Co-Clerk

Approved by:

Chairman, Dave Bernhardt