

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, JANUARY 18, 2012 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 18th day of January, 2012 at 7:00 p.m. Those present were: Chairman Linda Measner, Vice-Chairman Tim Woodcock, Commissioners; Dave Bernhardt, Jordan Jemiola and David Watson. Also present: Town Administrator Jim Burack, Community & Economic Development Director Steve House, Building Official Ken Kidd and Town Co-Clerk Betty Rangel. Commissioners James Anthony and Janet Carter were absent.

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

Agenda Approval

Agenda approved as presented.

Citizens Comments

There were none.

Minutes of Previous Meeting

January 4, 2012 minutes approved as distributed.

CONSENT AGENDA

No Items

ACTION AGENDA

1. Public Hearing for Site Plan for the Relocation of the property at 417 Broad Street

Chairman Measner said that at the January 4, 2012 meeting, the motion for the public hearing on the Site Plan for the relocation of the property at 417 Broad Street was that *"the public hearing is tabled until the testing for black mold, asbestos and lead paint has been processed and the safety issues were mitigated before moving the structure to Town Square"*. The asbestos report was included in the packet but lead paint or black mold were not addressed. Community Development Director Steve House explained the lead paint and black mold testing is in process. Those tests will be completed within the next couple of weeks. Also included is the spreadsheet with moving costs for the 417 property to Town Square.

Commissioner Jemiola expressed his concern in regard to public safety and moving of the structure before safety issues are mitigated.

Building Official Ken Kidd asked for clarification on the decision the Commissioners have to make. Chairman Measner replied the commission has to make the decision on the approval of

the site plan. Mr. Kidd explained the property cannot be moved until all the safety issues are addressed, however, the site plan before them would not change regardless.

There was confusion as to how to proceed due to the public hearing being tabled. Chairman Measner asked commissioners if they wanted to proceed with the tabled public hearing. Vice-Chairman Woodcock said according to Building Official Ken Kidd's comments they should be able to proceed with the public hearing since they are approving only the site plan.

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

Vice-Chairman Woodcock asked if there was going to be a driveway added to the property since the guidelines are for residential standards. Director House replied the parking at Town Square will provide parking for the property.

Barbara Lundell, 2603 Carriage Drive, Milliken, representing the Historical Society, said the structure is of historical value. Connie Hahn donated the home to the Town with the hope the property would be used as a museum. The Historical Society has many items and artifacts that would be placed in this building; they believe Milliken needs a museum.

Other discussion, comments, questions and concerns included the following;

- When the roof, windows, and doors are replaced and an ADA restroom is installed, what would remain in the house that would be considered historical?
- Who designates it as a Historical structure?
- Who was Anna Flood?
- Did the Town of Milliken designate it as a Historical structure?
- In order to obtain State grants the structure would have to be designated by the State as a Historical structure.

Director Steve House clarified the Town has not officially designated the structure as a Historical structure; there would be no restrictions in that regard on moving the structure.

Linda Beck, 2262 Birdie Dr, Milliken, representing the Historical Society, clarified even if the house is stripped to barebones, the barebones can still be built on and once the structure is moved, they can move forward in the process of having the house designated as a Historical structure. There are other grants available for the Historical Society but they cannot apply until the structure is moved.

Chairman Measner asked for clarification on the reference to the water/sewer tap transfer cost on the spreadsheet. Director House explained there were water/sewer taps that existed on what used to be the Wulf property and can be reused. A couple years ago the property was rezoned as part of the Town Square creating it one lot.

Chairman Measner asked if the well on the 417 Broad Street property had been adjudicated. Town Administrator Jim Burack replied the intent is to sell the lot if the house is moved. He is not aware of documentation that confirms if the well has been adjudicated. He also commented the cost/revenue in regard to the transfer of water/sewer taps is a preliminary estimate.

Building Official Ken Kidd explained the process for registering the well included filling out a couple of forms with a fee estimate of \$250.00, which would add more value to the property.

The public hearing was closed at 7:37 p.m.

Commissioner Jemiola moved to approve the site plan for the relocation of the Anna Flood house to Town Square with two conditions;

1. One street tree is placed at the site prior to issuance of the Certificate of Occupancy or June 1, 2012 whichever is later.
2. The remediation or removal of lead paint, asbestos, and mold as may be recommended by certified inspection companies prior to relocation of the structure to Town Square.

Vice-Chairman Woodcock seconded the motion.

Discussion: There was none.

Vote: Chairman Measner, Vice-Chairman Woodcock, Commissioner Jemiola, and Commissioner Watson in favor, Commissioner Bernhardt opposed. Motion carried.

2. Continued Public Hearing on Amendments to Chapter 16, Article VII of the Milliken Municipal Code regarding the Sign Code.

Director House explained the Planning Commission has discussed signage downtown as it relates to specific signs, such as sandwich boards signs and making the sign criteria more relevant to the needs of businesses. At the January 4, 2012 meeting the Planning Commission discussed murals and how best to regulate them. The Town Attorney Bruce Fickel proposed some language and it has been added to the attached sign code draft.

There was a question in regard to how the Banner signs will be regulated/enforced since the sign is not to exceed a thirty (30) day period or no more than two (2) times per calendar year per establishment. (*Sign Code page 7-5, items a-c*).

The public hearing was closed at 7:45 p.m.

Commissioner Jemiola moved that Amendments to Chapter 16 of the Milliken Municipal Code, more specifically Sec. 16-7-12, be recommended to the Town Board of Trustees for their consideration and action. Commissioner Watson seconded the motion.

Discussion: There was none.

All in favor, none opposed. Motion carried.

DISCUSSION AGENDA

1. Boulder Scientific Site Plan

Chairman Measner said she requested the Site Plan for Boulder Scientific be brought to the Commissioners in order to have discussion in regard to comments that were made at the

Water & Utilities Study Group. She said her concern is some of the comments made included mining gravel at the Boulder Scientific site and the hole that would be created could be used for water storage for Milliken or other Municipalities. The Site Plan for Boulder Scientific was not approved for those uses. Director House replied that a change of use on the property would require an amendment to the site plan and would have to come before the Commissioners for approval on the amendment.

END OF DISCUSSION AGENDA

Other Business

- Director House said the parking report would be discussed next Wednesday night January 25, 2012 at the Trustees work session. He suggested there be a spokesperson for the Planning Commission at the work session presenting the parking report.
- Director House introduced Phillip Waggoner, Management Assistant, provided through a DOLA Grant.

Unfinished Business

None

Adjournment

There being no further business, the meeting adjourned at 8:01 p.m.

Prepared by:

Approved by:

Beatriz Rangel, Town Co-Clerk

Chairman, Linda Measner