

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, August 15, 2012 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 15th day of August, 2012 at 7:00 p.m. Those present were: Chairman Linda Measner, Vice-Chair Tim Woodcock, Commissioners; James Anthony, Dave Bernhardt, Dave Watson, Janet Carter and Richard Hillier. Also present: Community & Economic Development Director Steve House, and Management Associate Philip Waggoner.

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

July 18 Minutes were approved as distributed.

CONSENT AGENDA

No Items

ACTION AGENDA

1. Action Item 1 – Public Hearing to Consider a Request to Rezone the Western International Grain Property From C-2 to I-2

Opening comments and background on the property and proposed rezoning were given by Steve House, Community and Economic Development Director.

There was an initial question from Chairman Measner about what exactly is allowed in the zone of I-2. Director House replied by reading all permitted uses in the I-2 zone district from the Land Use Code.

There was a follow up question regarding the actual location on the map of the site and zoning area. Director House answered the question by referencing the map.

There were then several questions about the current and future use of the property.

Bret Hall (1845 Homestead, Greeley, CO) provided the necessary background and fielded all questions from the Commission. Mr. Hall then discussed the reality of potential buyers and future landscaping development that is already underway on the property.

Commissioner Carter had three specific questions regarding septic (old vs. new), not building in the flood plain and traffic impact as a result of new business at the proposed property. Mr. Hall answered each question to the satisfaction of Commissioner Carter, illuminating that the existing septic will serve a new user and there are construction drawings being done for a sewer line to serve the property and the property west of Highway 257; they would not build in the flood plain; and his company is already in contact with CDOT and Weld County in regard to a traffic impact study. The existing access permit from CDOT may be adequate for an initial user of the property.

The chairman asked for further questions and/or comments. There were none and the public hearing was closed.

Commissioner Watson moved to approve the rezoning and Commissioner Bernhardt seconded.

The proposed rezoning was passed unanimously to the Town Board for approval.

2. Action Item 2 – Public Hearing for Consideration of Amendments to the Land Use Code Regarding Child Care Centers

Director House gave opening remarks.

There was an initial question from Chairman Measner regarding clarification for the special review requirements. Director House answered.

Being no further comments or questions, the Chairman closed the public hearing.

There was a motion from Commissioner Bernhardt and a second from Commissioner Watson.

The action item passed unanimously to the Town Board for approval.

END OF ACTION AGENDA

DISCUSSION AGENDA

No Items

Other Business

Commissioner Bernhardt requested that the clock be reset.

Commissioner Carter noted that there was an update regarding the confirmation of securing the \$94,000 from the MPO as per Director House's and her diligence. This money is the first bit of seed money for the Johnstown/Milliken trail along Highway 60.

Director House had two brief points. The first was to expect on future agendas the request for a minor subdivision from Peregrine. The second was to expect on a future agenda the Daniel's annexation.

Commissioner Woodcock requested a bit of further clarification on the levels of permitted uses in both the C and I zoning districts.

Commissioner Woodcock also requested a current list of PC, Board and Staff member for the Town as well as contact information.

Unfinished Business

There was none.

Adjournment

There being no further business, the meeting adjourned at 7:35 p.m.

Prepared by:

Approved by:


Philip Waggoner, Planning Commission Clerk
Chairman, Linda Measner