

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, NOVEMBER 7, 2012 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 7th day of November, 2012 at 7:04 p.m. Those present were: Chairman Linda Measner, Vice-Chair Tim Woodcock, Commissioners: Dave Bernhardt, Richard Hillier, and Dave Watson. Also present: Community & Economic Development Director Steve House, and Planning Commission Clerk Philip Waggoner. Commissioners Janet Carter and James Anthony 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

October 17 Minutes were approved as distributed.

CONSENT AGENDA

No Items

ACTION AGENDA

1. Public Hearing for Action Items 1-3 Regarding the Daniels School Hosue Annexation

Commissioner Bernhardt first excused himself from the Commission for these action items, given the potential conflict of interest.

Opening comments and were given by Steve House, Community and Economic Development Director.

The applicants, the Daniels and their lawyer Eric Carlson, were all present to field any questions.

Initial questions and concerns were raised from several Commissioners regarding the proposed number of tenants to live in the teacherage, as well as associated living issues, given the small amount of square footage.

Also, several Commissioners had questions about proposed issues regarding access to the property and the associated connection with CDOT.

Commissioner Woodcock raised the issue of the getting sewer access to the teacherage and schoolhouse property. Going under the ditch would be necessary and Commissioner Woodcock, later joined by other Commissioners, questioned the level of preparation that had been made with the ditch company and/or neighbors, including the Bernhardtts and their lateral ditches.

Dave Bernhardt then approached the Commission to comment on the historical development of his property and associated concerns and issues that could be issues regarding sewer and his ditches. He also noted that there had not been any previous contact from the Daniels about the issues he raised.

The President of the Thompson Ditch Company, then approached the Commission to relay similar concerns due to the lack of any previous contact from the Daniels regarding sewer and ditch access, and/or associated engineering plans for access to the property. He noted that this information would be necessary before they could be amenable to granting access under the ditch to service the Daniels' property.

The Chairman then closed the public hearing.

Commissioners Watson and Woodcock note that they felt as though more information, specifications, and agreements from all parties involved would be necessary before they could approve it to the Board.

Director House noted he would take care of contacting CDOT and addressing concerns regarding access. He then asked for clarification for the Daniels' lawyer, Mr. Carlson, to be able to proceed. The Commission noted the two major issues that need to be reconciled are access issues, to be handled by Director House, and an agreement from the Bernhardtts and the Thompson Ditch Company with their signatures signing off on this stage of the annexation.

There was then more discussion amongst the Commissioners regarding parking, restrooms, and ADA access to the event center specifically.

There was a final request from the Commissioners for Mr. Carlson to get the information by the November 21 meeting, ideally, in order to keep moving on the annexation.

Commissioner Woodcock noted that due to the time crunch and need for several pieces of additional information and specifications that they would be willing to try to put it on the agenda for the November 21 meeting, but would be able to move it to the December 5 meeting if there would be a need for that.

The Commissioners agreed.

2. Public Hearing for Consideration of Request for Variance at 1109 Broad St. for Exceeding the Maximum Number of Wall Signs

Opening comments and were given by Steve House, Community and Economic Development Director.

The applicant representative, Andrew Webb, was available to field any questions.

There were general questions and discussion amongst the Commissioners.

The Planning Commission, at their meeting on November 7, recommended that the variance be approved to allow for one additional wall sign (menu board) and one additional awning sign on the east façade of the building at 1009 Broad Street with the condition that a written agreement be made between the applicant/tenant and the Town addressing the disposition of the awnings should the application/tenant cease business operations. The Planning Commission made no recommendation as to the request of the waiver of the \$300 application fee.

END OF ACTION AGENDA

DISCUSSION AGENDA

1. Weld County Referral RECX12-0104 – Two Lot Recorded Exemption

There were no conflicts.

Other Business

The Chairman drafted a letter to be sent to the Town Board, Mayor and Town staff regarding the issue of setbacks. The Commissioners agreed to sign and pass the letter along to the aforementioned parties. There was a request of Director House to set up a meeting with the Planning Commission and the Town Board to further address the issues in the letter.

The Chairman also reminded the Commission that Saturday, the 17th, there is to be a meeting with Boulder Scientific to answer and address any and all questions about their company, scope of operations, etc. Director House said he would provide more information regarding this meeting to the Commissioners.

Commissioner Watson noted that the seeming lack of large-family housing is an issue in Milliken. He noted there was a need for more large-family housing as well as rentals. The Commissioners agreed.

Director House noted that interviews for the new planner were soon to begin.

Commissioner Bernhardt requested that staff fix the clock's time in the Meeting House.

Unfinished Business

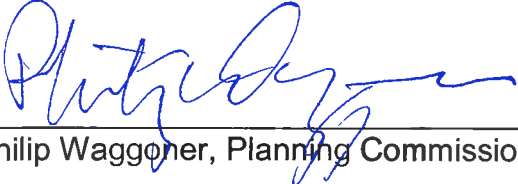
There was none.

Adjournment

There being no further business, the meeting adjourned at 8:08 p.m.

Prepared by:

Approved by:


Philip Waggoner, Planning Commission Clerk


Chairman, Linda Measner