

TOWN OF MILLIKEN  
PLANNING COMMISSION  
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, FEBRUARY 20, 2013 7:15 P.M.

The Planning Commission of Milliken convened into regular session on the 16th day of January 2013 at 7:15 p.m. Those present were: Chairman Linda Measner, Vice-Chair Tim Woodcock Commissioners: Dave Bernhardt, Richard Hillier, Jim Anthony, and Dave Watson. Also present: Town Planner and Building Department Director Anne Johnson and Town Clerk Cheryl Powell. Absent: Janet Carter.

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 16, 2013 Minutes were approved as distributed.

**CONSENT AGENDA**

There were not any items.

**ACTION AGENDA**

There were not any items.

**DISCUSSION AGENDA**

**1. Sign Code Request**

Community Development Director Anne Johnson informed the Commission that Mr. Brett Koberdanz had submitted a letter regarding the ordinance that prohibits placing a sign in his front yard to advertise his business. The type of sign Mr. Koberdanz would like to erect is similar to a real estate sign. Mr. Koberdanz would like the ordinance amended to allow for the residential business signage.

Discussion from the Commission included other illegal signs around the Town and if Director Johnson had driven around the Town looking for code violations. Director Johnson indicated that she had not driven around Town and only becomes aware of these items when they are reported to her so she can take action. Further discussion included the aesthetic appearance of signage in residential yards with the exception of real estate signs and that there are other more compatible means to advertise home occupations/businesses.

Commissioner Hillier asked about Architectural Control Committees (ACC) and Homeowners Associations (HOA) and if within their bylaws that they permit this type of signage. Assistant Attorney Sharma responded that the ACC's and HOA's can be more restrictive than the Municipal Code, but not less restrictive. Town Staff would be willing to contact the president of the ACC's or HOA's regarding the Town codes if we are given the contact information.

A suggestion was made by Chairwoman Linda Measner to hold a Public Hearing to receive input from citizens.

Commissioner Watson motioned that there is to be a Public Hearing to consider a code change to allow a certain type of sign in the Town's residential districts. Commissioner Hillier seconded.

Discussion: None.

Vote: All in favor, none opposed. Motion passed.

### **Other Business**

Colorado Oil and Gas Conservation Commission (COGCC) Update – currently the COGCC has opted to increase the existing setback distances of 350 feet in High Density Areas and 150 feet elsewhere to a uniform 500 feet statewide. Assistant Town Attorney Sunita Sharma will investigate the final COGCC ruling. The Commission was informed that the Town Board authorized a letter of opposition that was sent to the COGCC on January 2, 2013.

C-5 Zone District Update – An Ordinance updating the C-5 Zone District that had been approved by the Town Board, was handed out during the Work Session.

Ordinance 677 Regarding General Code Provisions – Ordinance handed out and explained during the Work Session.

Downtown RFP – Director Johnson handed out the Request for Proposal (RFP) regarding the Milliken Downtown Design Guidelines, Heritage House Landscape Plan, Grain Elevator Concept Plan and Town Square Construction Drawings as an informational item.

FEMA Code Changes – Community Development Director Johnson explained that Article 8 of the Land Use Code will be updated to comply with National Flood Insurance Rate Program as well as with FEMA. Code Updates are due prior to January 2014.

New Zoning Map - Director Johnson handed out an updated zoning map to the members of the Commission.

**Unfinished Business**


There was none.

**Adjournment**

There being no further business, the meeting adjourned at 7:50 p.m.

Prepared by:

Approved by:

  
Cheryl Powell, Town Clerk

  
Chairman, Linda Measner