# PLANNING COMMISSION MINUTES

# March 5, 2014

A scheduled meeting of the Planning Commission was held on March 5, 2014 at 7:00 p.m. in the Town Hall Auditorium.

**Item 1** – **Roll Call.** Those present: Commissioners Steve Bagley, Brandon Rohn, Jeff Payne and Jim Perkins, and Administrator Gary Carsten. Absent: Commissioner Karla Winter. Attendees: Michael Musial, William Starke, Larry Ehrman of Agfinity and Larry Carroll Jr. of Carroll Group LTD.

**Item 2 – Special Use Permit – 302 Maple Avenue.** Commissioners Bagley and Winter reported their findings of the tour they took on February 15th of 302 Maple Avenue. The commissioners suggested the following requirements:

* The group home shall follow the definition as specified in the Eaton Municipal Code, Section 7-2-18 and Section 31-23-3-303, C.R.S. except that the minimum age will be 21 years old. The maximum number of residents shall be four adults and may include children who are directly related to a resident. These children shall not be 18 or older. The owner/operator must also reside within the property.
* The entire building will be assigned an occupancy code by the Town of Eaton’s building inspector. The inspector will check the building to be sure it can meet the current codes for the planned uses and work with the owner on a plan to address any issues found during the inspection. The owner/operator will be required to obtain any building permits required.
* The property is not to be used as a homeless shelter and any emergency housing for the homeless will not be allowed.
* This permit will be revisited on April 1, 2015, to be sure all conditions are being met and may be renewed for additional periods of 1 year after that.

After further review commissioners suggested the Fire Department also inspect the premise and add wording that church services are acceptable. Completing questions and discussion Commissioner Payne moved recommendation of approval to the town board to issue the Special Use Permit with the additional wording mentioned above, seconded by Commissioner Rohn. Motion carried 4 – 0.

**Item 3 – Proposed 2-island gas station south of the Taco Bell.** Larry Carroll Jr. of Carroll Group Ltd. appeared before the commissioners with a proposed site plan for a 2-Island Gas Station located just south of the Taco Bell/KFC in Maplewood Estates. Agfinity owns the property site where the gas station will be located and is working with Heritage Market. Larry Ehrman, representing Agfinity was available for any questions. Commissioner Payne expressed serious concerns regarding traffic conglomeration. Commissioner Bagley was in agreement but stated the traffic problem has been there since the Taco Bell/KFC was built. Larry Carroll Jr. was advised to address any drainage issues. The plan is to start construction in April and complete by May 2014. Brandon Rohn, manager of Heritage Market, stated their existing cards issued to customers on a points system will be eligible for use at the gas station. Commissioner Perkins moved to recommend approval of the request to the town board, seconded by Commissioner Payne. Motion carried 3-0. Commissioner Rohn abstained.

**Item 4 – Adjourn.** As there was no further business, the meeting was adjourned.

Erika C. Bagley, Town Clerk