

Regular Planning Commission meeting – May 20, 2024

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Joy at 7:00 p.m.

Pledge of Allegiance

Commissioners Present: Greg Hanberg
 Leif Joy
 Michele Morgan
 Amanda Smith

Staff Present: Carly Thomson, Town Planner
 Mandi Etheridge, Town Administrator

Citizens Present: Betty Kracht, applicant's representative

Approval of Agenda

Motion to approve agenda made by Commissioner Hanberg, second by Commissioner Morgan. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes from the April 22, 2024 Planning Commission meeting made by Commissioner Smith, second by Commissioner Morgan. All ayes, motion carried.

Public Participation

Citizen Bob Amick was present and shared that the Town's downtown light replacement project was featured in the Colorado Chapter of Dark Sky International March newsletter as a model lighting project and congratulated the Town on their work.

Public Hearing

Commissioner Joy opened the public hearing at 7:03 p.m. for the Consideration of a Minor Subdivision request to subdivide Lot 2 Renninger Lot Line Adjustment and Lot 2 Berry Brothers Minor Subdivision from Curtis Creek Storage, LLC for property also known as 386 and 406 Curtis Creek Drive.

Planner Thomson thanked Betty Kracht for being present for the public hearing representing the applicant then shared that the applicant has submitted a Minor Subdivision Plat application for the purpose of dividing two (2) existing lots that total approximately 11.65 acres into four (4) lots that range in size from 1.34 acres to 4.44 acres. The property is zoned Industrial (I) and is part of the Curtis Creek Industrial Park. The property is currently accessed from Curtis Creek Drive and the proposed subdivision incorporates a private access easement. This allows for Lot 1 and Lot 4 to be accessed from Curtis Creek Drive. The access road acts to divide the proposed lots. As well the subdivision incorporates the landscape into the design by utilizing Curtis Creek as a natural dividing boundary between lots. During the site visit town staff observed the access road to be well maintained with light traffic. The applicant's existing storage sheds would be located on proposed Lot 3, Curtis Creek Storage Minor Subdivision, and the applicant's existing warehouse/shop would be located on proposed Lot 2, Curtis Creek Storage Minor Subdivision. The purpose of the subdivision is to allow development of additional industrial uses on the

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proposed lots. Currently the applicant does not propose development at the site. During the site visit town staff observed that the area is relatively flat with ample building spaces. Any future development will be subject to the application process required by the Town of Meeker Municipal Code and Land Use Development Code. The subject property is currently used for storage sheds, warehousing and other industrial uses and aligns with current zoning regulations.

Thomson added that during the referral review process the Town received the following comment from Colorado Department of Transportation, a referral agency:

- *It appears that this proposed subdivision has access via Curtis Creek Road [Drive]. Due to that CDOT will not permit direct access to Highway 13 and access to all subdivided parcels shall be from Curtis Creek Road [Drive]. If development occurs on the new parcels, the developer will need to coordinate with CDOT to verify if a CDOT access permit is required.*

The applicant has been made aware of this comment. Since receiving the application and providing public notice staff has received no public comments either for or against.

The Planning Commission will provide a recommendation to the Town Board of Trustees regarding the application to be presented at the June 4, 2024 Board of Trustees meeting.

Town Staff recommends approval of the Minor Subdivision application for Curtis Creek Minor Subdivision due to the findings:

- The Minor Subdivision application meets the conditions of the Meeker Land Use Development Code sections 18.2.5 and 18.2.6.
- The Minor Subdivision application meets the goals of the Comprehensive Master Plan.
- The final plat be updated to reflect the Town Mayor's approval (instead of Town Planner).

Town administration has reviewed this report and application and concurs with the recommendation.

Betty Kracht had no additional comments.

Commissioner Morgan asked about clarification on the comment from CDOT. There was discussion regarding the contradictory statement of access approval and Kracht stated that it might be because there is an existing agricultural access on the property with potential to use in the future. Commissioner Joy stated that the intent of the statement was likely made so to clarify that if there were development that added traffic to the area then an access permit would be required.

Commissioner Hanberg had no questions as the subdivision did meet the Master Plan and Meeker Municipal Code.

Commissioner Joy asked whether Town utilities had the capacity to service additional development at Curtis Creek and Planner Thomson stated that all utilities were notified as referral agencies and there were no comments received.

Commissioner Joy closed the public hearing at 7:12 p.m. and asked for a motion. Motion made to recommend approval of the Minor Subdivision application with the condition that the final plat require Mayoral approval by Commissioner Morgan, second by Commissioner Smith. All ayes, motion carried.

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Commissioner Joy adjourned the meeting at 7:13 p.m.

/s/Leif Joy, Chairman

Attest:

/s/Mandi Etheridge, Town Administrator