MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – February 10, 2016

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Laura Hargis at 5:58 p.m.

ROLL CALL

Present Commissioners:	Cristine Anderson Jennifer Root Shirley Sellers
Ex-Officio Members -	Matt Cole Laura Hargis
Staff -	Roy Fronczyk Joe Racine Becky Utecht

ADDITIONS TO AGENDA

None.

CITIZEN'S COMMENTS

No comments.

1) APPROVAL OF MINUTES

a. Planning Commission Regular Meeting Minutes – January 13, 2016

Motion was made by Commissioner Sellers, and seconded by Commissioner Anderson "To approve the minutes from the January 13, 2016 meeting as submitted." Motion was carried unanimously.

2) PUBLIC MEETING

a. Concerning Outpost RV Storage, Site Plan Amendment, Case No. 16-01.

Roy Fronczyk, Town Planner, reported that this request is for a site plan amendment to an existing RV and boat storage facility. He reported that the proposed expansion uses the same layout of pads and isles as found in the existing storage area and same materials used in the existing storage area. He reported that the fencing will be continued around the expansion area and no additional lighting or signage is proposed for the expansion area. He reported that staff recommends approval pending addressing the issues raised by the Town Engineer.

Pat Hamilton, Owner of Outpost RV Storage, reported that the detention pond will be on the north side of County Road 8. He reported that the expansion will be completed in two phases, phase one will add 89 additional spaces and phase two will add an additional 71 spaces. He reported that this area totals 3 acres.

Commissioner Root made a motion, seconded by Commissioner Sellers to approve the Outpost RV Storage, Site Plan Amendment, Case No. 16-01 with the Town Engineer's recommendations.

The vote was as follows:
Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole
Nay – None
Ex-Officio Hargis declared the motion carried.

3) GENERAL BUSINESS

a. Consideration of Use, PD & Mfg, Inc. Manufacturing Use in the C-1 Zoning District, 546 Dahlia St., Case No. 16-02.

Roy Fronczyk, Town Planner, reported that the applicant is requesting a use not allowed in the district at 536 Dahlia Street, currently zoned Commercial One (C-1), for manufacturing of auto parts. He reported that the property is owned by Valley Bank who has consented to the applicants requested use of the property. He reported that the requested use is not detrimental to the Town or residents and that staff recommends approval of the applicant's request.

Joe Racine, Town Administrator, reported that the applicant would like utilize this property for small scale manufacturing. He reported that this is an industrial facility to be used with offsite shipping. He reported that this property will have no store front.

Joel Cox, applicant, reported that he owns a family operated auto repair part manufacturing business and that he and his son manufacture small auto parts for Subaru's and there would be three full-time employees and one part-time employee. He reported that it is a quiet operation with minimal traffic. He reported that the manufacturing equipment is very small, not industrial size. He reported that there would be no direct shipments to the facility, they pick up materials themselves and ship product out with the USPS or UPS. He reported that there would be no auto repair work done onsite but they would like to store 7-8 project vehicles which will be behind the screened fence. He reported that they would like to put a trailer onsite for the office. He reported that the site will not be, or appear to be a junk yard.

Ex-Officio Cole made a motion, seconded by Commissioner Root to recommend approval with the following conditions: any additional production equipment and size of the equipment would require an additional review on the part of the Planning Commission, outdoor storage will be limited to vehicles for employee parking and project vehicles, no storage materials used in the production of product will be permitted, exterior improvements to the building and site will require a review by the Town staff, pick up and deliveries of products and materials should take place on site with minimal intrusion along Dahlia Street, refurbishing of the portable office and its method of connection to the shop will require a building permit and approval by the Town contract building inspectors prior to installation, the approval of this use will apply only to PD & Mfg, Inc. as a tenant and cannot be transferred to a new tenant or to any person or entity who may purchase the property.

The vote was as follows:
Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole
Nay – None
Ex-Officio Hargis declared the motion carried.

b. Concerning Weld County Referral, Case USR16-001, Use by Special Review, Woodward RV Storage Lot, Intersection of CR 41 and CR 8.

Roy Fronczyk, Town Planner, reported the referral from Weld County indicates the development of a 6.1 acre outdoor RV storage facility located at Southwest intersection of CR 41 and CR 8, across from Outpost RV Storage. He reported that staff recommends a letter response be sent to Weld County that addresses issues including, the Town of Hudson improved roadway surface that will be the access point to the storage facility, the storage of personal vehicles, and the proper design and installation of culverts on the west side of CR 41.

Ex-Officio Cole made a motion, seconded by Commissioner Anderson to recommend approval of Weld County Referral, Case USR16-001, Use by

Special Review, Woodward RV Storage Lot, Intersection of CR 41 and CR 8 with an attached letter addressing the concerns.

The vote was as follows:
Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole
Nay – None
Ex-Officio Hargis declared the motion carried.

c. Concerning Weld County Referral, ZPMH16-0003, Temporary Use of a Recreational Vehicle during construction of a Residence, Fernando Escarcega, 29926 CR 14.

Roy Fronczyk, Town Planner, reported that this property sits 2 miles outside of the Town of Hudson's 3 mile boundary. He reported that the Town finds no conflicts with the request and recommends approval.

Ex-Officio Cole made a motion, seconded by Commissioner Root to approve Weld County Referral, ZPMH16-0003, Temporary Use of a Recreational Vehicle during construction of a Residence, Fernando Escarcega, 29926 CR 14.

The vote was as follows:
Aye: Commissioner Anderson, Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole
Nay – None
Ex-Officio Hargis declared the motion carried.

d. Concerning Weld County Referral, RECX16-0006, Recorded Exemption Two Lot Split Northwest Corner of CR 4 and CR 45.

Roy Fronczyk, Town Planner, reported that the property is located within the 3 mile Town area. He reported that this lot split is in an effort to obtain State of Colorado well permit to build a manufacturing facility to manufacture ice removal material for runways, taxiways, and ramps, specifically for airports.

Joe Racine, Town Administrator, reported that the proposed facility is in a remote area that sits East of Lochbuie.

Commissioner Root made a motion, seconded by Commissioner Sellers to approve Weld County Referral, RECX16-0006, Recorded Exemption Two Lot Split Northwest Corner of CR 4 and CR 45.

The vote was as follows:
Aye: Commissioner Root, Commissioner Sellers, and Ex-Officio Members Hargis and Cole
Nay – Commissioner Anderson
Ex-Officio Hargis declared the motion carried.

e. Concerning Inquiry into Annexation and Zoning for a RV Storage Development, 20573 I-76 Frontage Road, James Simmons.

James Simmons, property owner, reported that he had purchased the land and buildings located at 20573 I-76 Frontage Road. He reported that his intention was to restore the old farm house and the barn. He also reported that he is interested in the development of and RV Storage lot on the 4 acres that sit beyond the home and barn. He reported his would not be visible from the I-76 Frontage Road. He also reported that he is interested in a possible annexation into the Town of Hudson.

4) STAFF REPORT

Joe Racine, Town Administrator, reported that there will be an open house on Wednesday, February 11, 2016 beginning at 5:30 pm to provide information and ideas regarding the Habitat for Humanity Veteran's Build project. He reported that on February 24, 2016 there will be a meet and greet for the new Town Marshal from 5 -7 pm at the main fire station.

Roy Fronczyk, Town Planner, reported that he has been speaking off and on with BNSF and Hudson Terminal Railroad regarding annexing into the Town.

5) ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

HUDSON PLANNING COMMISSION

Laura Hargis
Chairman

ATTEST: Becky Utterbeck
Town Clerk/Treasurer Pro-Tem