MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – March 9, 2016

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Laura Hargis at 5:59 p.m.

ROLL CALL

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

ADDITIONS TO AGENDA

None.

CITIZEN'S COMMENTS

No comments.

1) APPROVAL OF MINUTES

a. Planning Commission Regular Meeting Minutes – February 10, 2016

Motion was made by Commissioner Sellers, and seconded by Ex-Officio Cole "To approve the minutes from the February 10, 2016 meeting as submitted." Motion was carried unanimously.

2) GENERAL BUSINESS

a. Consideration of Use, Residential Use in B-1 Zoning District, 657 Birch Street, Larry Richardson, Case#16-03

Roy Fronczyk, Town Planner, reported that the owner (Larry Richardson) of 657 Birch Street has requested a building permit to rebuild a garage that burned down on his property. Roy Fronczyk, Town Planner, reported that the residential property is a nonconforming use located in the B – Business District which does not permit residential uses, except by Planning Commission approval as referenced in the Land Development Code (Sec. 16-46 Business District B). He reported that granting the applicant a permit for residential use in the B – Business district will allow the Town to issue a building permit for construction of the garage. The property will still be zoned B-Business with a permit in the form of a letter in the files and to the applicant that permits a residence on the property. He reported that staff recommends approval.

Ex-Officio Cole made a motion, seconded by Commissioner Anderson to approve Residential Use in B-1 Zoning District, 657 Birch Street, Larry Richardson, Case#16-03.

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. Weld County Referral, Case USR16-0008. Use by Special Review, New Deal Deicing, Intersection of CR 4 and CR 45.

Roy Fronczyk, Town Planner, reported that the applicants would like to build a deicing plant 3 miles south of the existing Town Limits at the Northwest corner of CR 45 (Beech Street) and CR 4. He reported that the planning commission reviewed a referral for a lot split on this property at the February meeting, and reported to Weld County that the split did not conflict with their interests. He reported that the location of the plant site does not appear to impact the Town's water sources and the traffic will not impact the Town. He reported that the applicants were in the audience and available to answer questions and that staff recommends the approval of the Use by Special Review.

Commissioner Root made a motion, seconded by Commissioner Sellers to approve Weld County Referral, Case USR16-0008. Use by Special Review, New Deal Deicing, Intersection 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.

c. Weld County Referral, RECX16-0015, 2 lot Recorded Exemption, Donald Enroughty, 25887 CR 20 (CR 20/CR 53).

Roy Fronczyk, Town Planner, reported that this referral is for a lot split and is located at 24887 CR 20 at the Northwest corner of CR 20 and CR 53, a little less than 3 miles from the Town Boundary north along CR 49. He reported that staff recommends the approval of this referral.

Commissioner Sellers made a motion, seconded by Commissioner Root to approve Weld County Referral, RECX16-0015, 2 lot Recorded Exemption, Donald Enroughty, 25887 CR 20 (CR 20/CR 53).

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. Weld County Referral, RECX16-0018, 2 lot Recorded Exemption, Ronald Ohotto, 10188 CR 23 (North of Ft. Lupton on CR 23).

Roy Fronczyk, Town Planner, reported that this referral is for a lot split and is located at 10188 CR 23 which is 2 miles West of US 85 and about 3 miles North of Fort Lupton. He reported that this is way out the Town's 3 Mile area and staff recommends approval.

Commissioner Root made a motion, seconded by Ex-Officio Cole to approve Weld County Referral, RECX16-0015, 2 lot Recorded Exemption, Donald Enroughty, 25887 CR 20 (CR 20/CR 53).

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.

e. Weld County Referral, RECX16-0023, 2 lot Recorded Exemption, Courtney Monaghan, 5198 CR 49 (NE Corner of CR 49 and SH 52).

Roy Fronczyk, Town Planner, reported that this referral is for a lot split located at the Northeast corner of CR 49 and State Highway 52. The applicant (Mr. Courtney Monaghan would like to split his 64 acres into a 40 and 24 acre piece. The property is all with the Box Elder Creek Floodplain and a portion is in Ireland Reservoir No. 5. He reported that staff recommends approval.

Ex-Officio Cole made a motion, seconded by Commissioner Root to approve Weld County Referral, RECX16-0015, 2 lot Recorded Exemption, Donald Enroughty, 25887 CR 20 (CR 20/CR 53).

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.

4) STAFF REPORT

Roy Fronczyk, Town Planner, reported that he received an inquiry from a contractor who works for Verizon who is interested in locating a poll with communication relay equipment on it. He reported he has not heard anything back to date from the contractor.

5) ADJOURNMENT

The meeting was adjourned at 6:14 p.m.

HUDSON PLANNING COMMISSION

Laura Hargis
Chairman

ATTEST: Becky Vincent
Town Clerk/Treasurer Pro-Tem