

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – February 14, 2018

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Laura Hargis at 6:03 p.m.

ROLL CALL

Present Commissioners -	Tami Botelho Zachary Reyes
Absent Commissioners -	Alex Foster Shirley Sellers
Ex-Officio Members -	Matt Cole Laura Hargis
Staff -	Roy Fronczyk Guy Patterson Charity Young

ADDITIONS TO AGENDA

Got Coffee Temporary Use Permit Application
Weld County Referral Case No. SUBX17-0031

CITIZEN'S COMMENTS

None

1) APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – January 10, 2018

Motion was made by Ex-Officio Cole and seconded by Commissioner Botelho “To approve the minutes from the January 10, 2018 meeting as submitted.” Motion was carried unanimously.

2) **GENERAL BUSINESS**

a. Public Meeting, Hudson Lockers Expansion, Case No. 18-02 SP

Ex-Officio Hargis opened the public hearing at 6:05 pm.

Darren Sydow, 621 Cedar St Hudson, reported that this is an expansion of their existing business.

Mark Shifter, 1385 Benton St Lakewood, reported that he worked with Darren about the look of the building. They are planning on expanding to the north and to have two levels on the building with offices on the second level and the processing facility on the lower level. Currently Hudson Lockers employs 10 full time and 5 part time employees. With the new space they will not be hiring any more employees. They want the expansion to expand their ability to process meat for their customers. The new property will be on the property line which is allowed by the zoning. There will also be a new loading dock area. The plan will use the existing water tap on the property.

Commissioner Botelho asked why they are tearing down the old apartment building.

Darren Sydow reported that he sells a lot of cooked products and that he needs a side of the building for cooked product and a side of the building for processing the meat.

Commissioner Reyes asked if they were doing asbestos mitigation on the building.

Darren Sydow reported that they are working on the asbestos mitigation. The issue is the floor tiles in the building.

Ex-Officio Hargis closed the Public Hearing at 6:15 pm.

Ex-Officio Cole made a motion seconded by Commissioner Botelho to approve Hudson Lockers Expansion Case No. 18-02 SP.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Botelho and Ex-Officio Members Hargis and Cole

Nay: None

Ex-Officio Hargis declared the motion passed.

b. Temporary Use Permit Application – Got Coffee

Roy Fronczyk reported that the temporary use permit came in yesterday. It is for a coffee kiosk trailer. It is an application for a period of time from March-August operating from 6am-9am five days a

week. The proposed site plan is on the south end of the Baptist church parking lot at Main and Cherry Streets.

The zoning for the church is R-1. Because of the zoning a business is not allowed at this particular site. It was denied by staff but the applicants are appealing to the Planning Commission to be able to use the site. The site works and the Town is recommending the Planning Commission grants a waiver to the specific to the application and the owners.

Guy Patterson reported that he is in favor of granting this specific application.

Laura Hargis asked if the church was zoned in R-1.

Roy Fronczyk reported that churches, schools and parks are all permitted as a use by right in R-1 zoning.

Laura Hargis asked if this would be a use by special review.

Roy Fronczyk reported that this application does not fit the criteria for a use by special review.

Laura Hargis asked if the owners planned to have the coffee cart in the parking lot while the food bank trucks are there.

Phyllis Kildal reported that she would like to find a permanent place for it closer to downtown.

After further discussion within the committee it was decided that Phyllis Kildal come in and fill out another permit with the location on the Hudson Drive right-of-way across from the Barn Store.

- c. Weld County Referral 1AMRECX18-02-3190. Richard Robertson, Amended two lot recorded exemption, SE Corner of WCR 20 and WCR 51 into a 7.2 acre lot for Residential Use and 44.2 acre tract for Agricultural Use.
- d. Weld County Referral 1AMRECX 18-04-3799. Hedi Robertson, Amended two lot recorded exemption, 8537 WCR 51 into a 24.0 acre lot for Agriculture and Residential Use and 83.8 acre lot for Agricultural Use.

Roy Fronczyk reported that these two referrals are combined. They are changing the sizes of the two parcels.

Ex-Officio Cole made a motion, seconded by Commissioner Reyes to recommend no contest to referral 1AMRECX18-02-3190.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

Commissioner Botelho made a motion, seconded by Commissioner Reyes to recommend no contest to referral 1AMRECX18-04-3799.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- e. Weld County Referral RECX18-0016. Donald Morgan, 2 lot recorded exemption, 26731 CR 18. 4.0 acres Agricultural, 28.0 acres Agricultural Use.

Roy Fronczyk reported that the location of this site is off of WCR 18 and WCR 55.

Commissioner Reyes made a motion, seconded by Commissioner Botelho to recommend passing the referral with no conflicts for Referral RECX17-0216.

The vote was as follows:

Aye: Commissioner Reyes, Commissioner Botelho, Commissioner Foster and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- f. Weld County Referral USR18-0007. Discovery Midstream Partners, 12 inch natural gas pipeline, 14 miles long.

Roy Fronczyk reported that our water line goes along CR12 and west on CR14. All of these referrals are for parts of the same gas line project.

Commissioner Botelho asked if different people owned different parts of the pipeline.

Ex-Officio Cole told her that was correct.

Commissioner Reyes asked if this pipeline will be going under any farmer's ditches.

Roy Fronczyk stated that the BB Draw ditch is along the project, but the crossing will be between the ditch company and the pipeline company.

Ex-Officio Cole made a motion seconded by Commissioner Reyes to recommend no conflict to Weld County Referral USR18-0007. Discovery Midstream Partners, 12 inch natural gas pipeline, 14 miles long.

The vote was as follows:

Aye: Commissioner Botelho, Commissioner Reyes and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

- g. Weld County Referral SUBX17-0031. Kenneth Large, Temporary Use of a parcel for oil and gas support and service facilities. 0.25 miles north of CR6 and east and adjacent to CR 41 and Interstate 76 Frontage Road.

Roy Fronczyk reported this is a temporary subdivision for the use of supporting gas pipelines at I-76 and CR6 on the east side. The plan is to improve the subdivision for building a compressor station. Once the station is built the subdivision will be dissolved.

Ex-Officio Cole reported that the Commission approved something in that area last month.

Roy Fronczyk stated that the site is small and will have a standalone facility there.

Ex-Officio Cole made a motion seconded by Commissioner Botelho to recommend no conflict to Weld County Referral SUBX17-0031 Kenneth Large, Temporary Use of a parcel for oil and gas support and service facilities. 0.25 miles north of CR6 and east and adjacent to CR 41 and Interstate 76 Frontage Road.

The vote was as follows:

Aye: Commissioner Botelho, Commissioner Reyes and Ex-Officio Members Hargis and Cole

Nay – None

Ex-Officio Hargis declared the motion carried

4) **STAFF REPORT**

Roy Fronczyk reported that a couple of things the Town is working on are the annexation of the Xcel power plant. We should look for it in the next couple of months. BNSF is starting up again and they are working some of the technical things out with Town Engineer Mike Ketterling, but there has not been an application yet. He also reported that he has postponed his retirement until August. There was a meeting with the attorneys for Pioneer last week about annexation, but he isn't holding his breath.

Commissioner Botelho asked if the comprehensive plan would be worked on later.

5) **ADJOURNMENT**

The meeting was adjourned at 7:00 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Town Clerk/Treasurer Pro-Tem