

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – April 11, 2018

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Laura Hargis at 6:00 p.m.

ROLL CALL

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

None

CITIZEN'S COMMENTS

None

1) APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – March 14, 2018

Motion was made by Ex-Officio Cole and seconded by Commissioner Botelho "To approve the minutes from the March 14, 2018 meeting as submitted." Motion was carried unanimously.

2) GENERAL BUSINESS

a. Public Hearing, Town of Hudson 2035 Comprehensive Plan

Ex-Officio Hargis opened the public hearing at 6:01 pm.

Roy Fronczyk, Town Planner, reported that he updated the economic development chapter to the comprehensive plan, which was the reason for the continuation. He reported that he was open to discussion or options for the plan. If there are no changes suggested then the commission can approve the plan for submittal to the council. Council does not have to approve the plan or make a resolution. The plan can be used for development inquiries.

Ex-Officio Hargis asked if everyone had a chance to review the plan.

Ex-Officio Hargis closed the Public Hearing at 6:04 pm.

Ex-Officio Cole made a motion seconded by Commissioner Reyes to approve the 2035 Comprehensive Plan.

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. Weld County Referral USR-0022. Cureton Midstream Partners, Natural Gas Compressor Site, 5.6 acres, ½ mile east of CR 49 and ½ mile north of CR6.

Roy Fronczyk reported that the Town is seeing a number of these popping up all around us. It is a 5.6 acre site to pipe gas in and ship it out on another pipeline. Verdard and Cureton who came in last month with the public hearing on the well pad site in Town will likely be using this substation as well.

Ex-Officio Cole asked if this was the plant that community members were upset about.

Ex-Officio Hargis reported that we can always attach a letter of concern with the referral.

Ex-Officio Cole made a motion seconded by Commissioner Reyes to send a letter of concern with b. Weld County Referral USR-0022. Cureton Midstream Partners, Natural Gas Compressor Site, 5.6 acres, ½ mile east of CR 49 and ½ mile north of CR6.

The vote was as follows:

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

Nay: None

Ex-Officio Hargis declared the motion passed.

4) **STAFF REPORT**

Roy Fronczyk reported the proposal Phyllis Kildal came in with last month had some issues that needed to be addressed with using the site of the Old Town Hall.

Ex-Officio Cole reported that there is no reason to look into the proposal until Council decides what they want to do with the property.

Roy Fronczyk reported that there are some peripheral things going on in and around Town. He has highlighted various projects that are being looked into. Pioneer has still been contacting the Town along with the Shaklee's. There are some issues that need to be addressed with the Shaklee property including the flood plain and the oil wells on the property. The Willards have also expressed interest in annexation. The Town should be seeing an annexation petition any day now from Xcel energy. BNSF has hit a road block with their site plan with accessing land for surveying. There has also been contact with Hudson Terminal Railroad with discussions about annexation. The realtor representing Rocky's Autos inquired about a residential development on the property. Barry Fehr built his new shop and it will be a prefabricated home center. He will now need to annex the property. The Cromwell's located by Hudson Hills 2 is looking to annex as well. There was also contact with a Dr. Elsey's Precious Can kitty litter company looking for site for a new plant.

5) **ADJOURNMENT**

The meeting was adjourned at 6:26 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Town Clerk/Treasurer Pro-Tem