

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – June 13, 2018

CALL TO ORDER

The meeting was called to order by Ex-Officio Member Matt Cole at 6:01 p.m.

ROLL CALL

Present Commissioners -	Zachary Reyes Tami Botelho Shirley Sellers
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Absent Commissioners -	Ex-Officio Laura Hargis
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Ex-Officio Members -	Matt Cole
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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 – April 11, 2018

Motion was made by Commissioner Reyes and seconded by Commissioner Botelho "To approve the minutes from the April 11, 2018 meeting as submitted." Motion was carried unanimously.

2) **GENERAL BUSINESS**

- a. Case No. 18-08 Residential Use in B-Business Zoning District. Linda Soehner, 753 Birch Street.

Roy Fronczyk, Town Planner, reported that this is one of our requests for residential use in business and commercial districts. The information presented shows where the property is located and the use that is currently as residential. Any activity will not interfere with residential uses on the other area of the block since it is located at the end. There are already multi-family and single family residential homes in that area. Staff recommends approval.

Commissioner Sellers made a motion seconded by Commissioner Reyes to approve Case No. 18-08 Residential Use in B-Business Zoning District. Linda Soehner, 753 Birch Street.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Botelho, Commissioner Sellers and Ex-Officio member Cole

Nay: None

Ex-Officio Cole declared the motion passed.

- b. Weld County Referral RECX18-0077. Nancy Applehaus, 1174 CR 45 and CR 4. Two lot recorded exemption, 40 ac and 32 ac.

Roy reported that this referral is located at 45 & 4. It is a two lot recorded exemption before 4 and 2 on 45. Recommendation is no conflict.

Ex-Officio Cole made a motion seconded by Commissioner Sellers to reply no conflict to Weld County Referral RECX18-0077. Nancy Applehaus, 1174 CR 45 and CR 4. Two lot recorded exemption, 40 ac and 32 ac.

The vote was as follows:

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

Nay: None

Ex-Officio Cole declared the motion passed.

- c. Weld County Referral SUBX18-0024. Cureton Resources a subdivision exemption for a 5.6 acre tract surrounding a gas compressor. One mile north of CR6 and one mile east of CR49.

Roy Fronczyk reported that this referral we have seen twice before. They want to put a boundary around a subdivided lot around the gas compressor site. We approved it as a location and USR. Now they are asking if sub dividing the land is OK. Staff recommendation is no conflict.

Commissioner Reyes made a motion seconded by Commissioner Botelho to reply no conflict to Weld County Referral SUBX18-0024. Cureton Resources a subdivision exemption for a 5.6 acre tract surrounding a gas compressor. One mile north of CR6 and one mile east of CR49.

The vote was as follows:

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

Nay: None

Ex-Officio Cole declared the motion passed.

d. Weld County Referral USR18-0049. Susan Wiant, 2113 CR 45, between CR 2 and 4 and between CR 45 and 47. A second home on an 8 ac lot.

Roy Fronczyk reported that this is a repeat and we have looked at this applicant previously. They have now decided to put a second home on one of the lots. It sounds like a family member putting a home on the 8 acre lot. They have applied for a second well permit. He reported that it doesn't look like it will cause any conflicts or concerns.

Ex-Officio Cole made a motion seconded by Commissioner Reyes to reply no conflict to Weld County Referral USR18-0049. Susan Wiant, 2113 CR 45, between CR 2 and 4 and between CR 45 and 47. A second home on an 8 ac lot.

The vote was as follows:

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

Nay: None

Ex-Officio Cole declared the motion passed.

4) STAFF REPORT

Roy Fronczyk reported that as you know Denver Plastics has gone out of business. Realtors have contacted him about putting another manufacturing plant in there. Since it is in a C-1 zoning district it cannot be used for industrial purposes. Denver Plastics were grandfathered in. It has to be something other than industrial business. Maybe we need to re-examine it for a special use or a permit for a business in there that makes sense.

Ex-Officio Cole reported that the way the building is designed I don't see many commercial based business to use it unless there was a lot of money to revamp it. It would be easier to get industrial in there than commercial.

It may be a while before a user is found that will be consistent with the zoning of the property. He also reported that there is a similar situation with the Church on Beech Street and has fielded questions if it could be used as a multi-family structure. Many of the uses asked about would require zoning change for these properties. The interest is there but not for the current allowed usage.

Commissioner Botelho asked why does the building not allow for commercial use?

Ex-Officio Cole reported that because it has a bare concrete floor and a wall of loading docks. It is limited to the types of businesses that use it as a warehouse. Not many businesses can use it unless someone gets creative and does something like Laura mentioned a paintball place.

Commissioner Botelho reported that it could be used for a gym or mini rec center.

Commissioner Reyes reported that the Town could buy it and put in a rec center.

There was further discussion with no clear direction or resolution on how to move forward with the zoning of the property.

Roy Fronczyk reported that Hudson Terminal Railroad is back talking to the Town. They want to annex and zone into the Town in the next couple of months.

Ex-Officio Cole reported that we need to address the concerns from the last annexation attempt.

Roy Fronczyk reported that we will look into it.

Roy Fronczyk reported that BNSF promised to come in and have all the applications to us by June 27th. We will see. There are a number of application pieces that apparently need to be completed before they can submit.

Commissioner Botelho asked about zoning on the business stuff coming in from residential. What do we need to do to make that special zoning?

Ex-Officio Cole reported we have already talked about it and we looked at it and left it as if they want to come in and get zoning they can.

Roy Fronczyk reported that he would have to look at his files and run it by Corey Hoffmann, Town Attorney, to see what it would take.

Ex-Officio Cole reported that possibly looking and checking with Corey about maybe amending the current business district to compliment the current uses.

5) **ADJOURNMENT**

The meeting was adjourned at 6:30 pm.

HUDSON PLANNING COMMISSION


Chairman

ATTEST:


Town Clerk/Treasurer Pro-Tem