

MINUTES  
TOWN OF HUDSON – PLANNING COMMISSION  
REGULAR MEETING – November 14, 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 -	Brandi Bond Tami Botelho Zachary Reyes Kristen McDilda Shirley Sellers
Absent Commissioners -	None
Ex-Officio Members -	Matt Cole Laura Hargis, Planning Chair
Staff -	Sayre Brennan, Town Planner Heather Meierkort, Deputy Town Clerk

**ADDITIONS TO AGENDA**

None

**CITIZEN'S COMMENTS**

None

**1) APPROVAL OF MINUTES**

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

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

2) **GENERAL BUSINESS**

a. **Public Hearing Item**

- i) **Case No. 18-16 Z:** A rezoning from C-1 to R-2 for three separate parcels (443/447, 449, & 451 5<sup>th</sup> Ave.) under single ownership (Gaines).

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

Sayre Brennan, Town Planner, stated this was an application for rezoning from the Gaines'. The land is south of Denver Plastics on 5<sup>th</sup> Ave and allows for the preexisting nonconforming uses. The lots are bordered by C-1 and B zoning. Future land use allows for mixed use. Sayre Brennan stated that the Gaines would like to be zoned R-2 which would allow for single and multi-family housing. Sayre Brennan stated that Staff finds this request is reasonable and fits within land use maps. Council will have to weigh in, but the need exists. There was an error in the original zoning in the 1980's and early 1990's. There would be no traffic changes, no new construction plans so there would be no environmental factors. There are no flood zones and the soil supports housing. Sayre Brennan reported that Staff recommends the Planning Commission to approve this request.

Ex-Officio Hargis asked if the residential house was built in 1875.

Sayre Brennan stated that it was.

Robert Gaines, land owner, stated that the house was built in 1875. Five of the houses were moved from Iowa in 1921. Robert Gaines stated that he was told all of the houses were standing during the Civil War. He stated when he purchased the property it was R-2 and later rezoned Commercial. Robert Gaines reported he assumed it was rezoned when the Plastics Factory went in but he was not sure. It is a hardship for them because nobody wants to loan them any money on the land.

Ex-Officio Hargis closed the public hearing at 6:09 pm.

Ex-Officio Cole made a motion seconded by Commissioner Reyes to approve Case No. 18-16 Z: A rezoning from C-1 to R-2 for three separate parcels (443/447, 449, & 451 5<sup>th</sup> Ave.) under single ownership (Gaines).

The vote was as follows:

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

Nay: None

Ex-Officio Hargis declared the motion passed.

b. Public Meeting Items

i) **Informal Presentation: RE-3J School Administration Building Proposal (Weld RE-3J School District).**

Sayre Brennan stated that the school is being a good neighbor coming to present before they submit an application.

Greg Rabenhorst, Superintendent, stated that he has a School Board meeting in 30 minutes, so he cannot stay for the whole meeting. They are excited to develop this property. Part of the development is a soccer field and part is an administration building. The building is currently in Keenesburg, but they would love to be in Hudson.

Meg Hohnholt, NV5 Project Manager, stated she assisted with developments at Hudson Elementary School, so she is excited to keep going.

Scott Dagele, Project Architect, stated the idea is to build an 8000 square foot, one story building. There will be 26 parking stalls to the east and 18 street stalls. The building would be location on Date Street and Fourth Street. The idea is to match this building to the school so that when it is done it feels like a campus. They would use the same material as the school. The soccer field would be for the school and for the community. There would be a retention pond to allow water to be detained and then released. Currently, the drainage system is all underground. Scott Dagele reported that there would be a docking station where the district will receive pallets with notebooks and things like that. This would not happen often, and that area is secured by a fence.

Ex-Officio Hargis asked if the parking lot had an entrance big enough for a truck to get in an out.

Donald Cecil, with JBA Civil Engineers, stated they had coordinated with the Fire Department to make sure Emergency Vehicles would fit.

Ex-Officio Hargis asked if it was just the street parking and the parking lot for if there is a soccer game.

Scott Dagele said yes for now due to the budget. Eventually, they would maybe add parking on the east side of the soccer field but not now.

Ex-Officio Cole asked what the average car traffic would be each day, and if the school was still planning to allow the town to have a path through that area.

Greg Rabenhorst stated that there would be about 15 staff cars on a daily basis, they do not get a lot of visitors. The Town can still build the path.

Sayre Brennan stated that the applicant will submit their site plan so at the next meeting we will give them a yes or a no. He asked the Planning Commission to let him know if they had comments.

ii) **Case No. 18-17 SP: Site Plan Review for 560 Dahlia St (Motherlode Provisions).**

Sayre Brennan stated that this is the former Denver Plastics Building. They came for use approval for light manufacturing of sauces. The land is 1.8 acres surrounded by C-1 zoning. The new owners do not plan on doing any improvements outside other than cosmetic and landscape. They need water and sewer and they may be upsizing the water meter. The applicant has reported they'll need 30 employees. Sayre Brennan estimates about 42 trips per day. He stated the only real condition he recommends is the parking, as they will not meet the code. There is a provision that allows the Planning Commission to change the code. Currently, the company would need 114 parking spaces which they just cannot meet. There are no flood zones or wet lands. Sayre Brennan stated that Staff recommends that Planning Commission approve the site plan for the subject parcel on condition that they meet with CDOT on the HWY 52 and I76 Interchange. He also recommends reducing the onsite plan to 16 formal parking spaces and to meet the ADA requirements for parking.

Chris Belter, from Intergroup Architects, stated that they currently have an operation in Denver as part of a restaurant. Most of the project will be an interior remodel and they are working with Sayre Brennan to dress up the exterior. Chris Belter stated that there is a rock garden that will not be taken out and more landscape will be added. They do need a lot of circulation on the Main Street side for 2-3 trucks per day. There is access to the loading locks already. Chris Belter reported that the 30 employees would be full capacity. At first, there will be 14-16 employees.

Leland Oxley, founder of Motherlode Provisions, stated that he is happy to be here. When they came to Hudson it felt like the town they wanted to start a company in. They walked down main street and introduced themselves to people and felt welcome.

Sayre Brennan stated that they need employees so if you know anybody that would be interested.

Commissioner McDilda asked if they wanted full time or part time.

Leland Oxley stated they would like full time.

Ex-Officio Cole stated that he met with CDOT about the intersection and there is room for the trucks to come in, turn around, and get to the docks easily.

Commissioner Botelho stated that she like that the company is going to dress up the outside of the building.

Ex-Officio Cole made a motion, seconded by Commissioner Bond to approve **Case No. 18-17 SP**: Site Plan Review for 560 Dahlia St (Motherlode Provisions).

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

c. Use Approval

- i) **Case No. 18-15 U**: Residential Use Approval in the B Zoning District for 805 Main St. / SR-52 (Allred).

Sayre Brennan stated this is a use approval for residential use in a business district. 805 Main St is next to the Carniceria and the surrounding uses are mostly business. There is residential zoning to the south. The Land Development Code does allow for single family dwelling units with Planning Commission approval. There is a preexisting single-family home on site. Sayre Brennan stated that in terms of facilities and traffic this would not be as intense as a business. Staff finds this request reasonable and recommends Planning Commission approves it.

Ex-Officio Hargis stated that the reason for this request is probably because it is hard to get a loan and there is a for sale sign on the property.

Travis Stone, Project Manager for the company who purchased the property, stated that he purchased the property and planned on doing a remodel as the house is in rough shape. With Town approval, he would like to dress it up to make it an asset to the community instead of how it is now. He is ready to go with the project.

Ex-Officio Cole made a motion, seconded by Commissioner Bond to approve **Case No. 18-15 U**: Residential Use Approval in the B Zoning District for 805 Main St. / SR-52 (Allred).

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

d. Referrals

- i) **Case No. RECX18-0145:** Two lot recorded exemption in unincorporated Weld County.

Sayre Brennan stated this is for a single parcel that is splitting into two for residential purposes. It is barely within our radius. The owner will eventually be looking to develop those two parcels and they already have well and septic.

Commissioner Botelho asked where this is in relation to Pioneer.

Ex-Officio Hargis stated that it is actually right in Pioneer.

Ex-Officio Cole made a motion, seconded by Commissioner Botelho to recommend no contest on **Case No. RECX18-0145:** Two lot recorded exemption in unincorporated Weld County.

The vote was as follows:

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

Nay – None

Ex-Officio Hargis declared the motion carried

3) STAFF REPORT

Sayre Brennan reported that Barry Fehr is on the agenda for December.

Commissioner Bond stated she is very excited to see businesses and developments in Town.

Commissioner Reyes stated it is nice to hear about the house that is for sale and that the owner wants to make it look nice. He is thrilled about Denver Plastics building and about the school.

Commissioner McDilda stated she is excited about the soccer field but concerned about the parking. Kids play in the park area now and it gets congested. She loves the idea of the new owners of the Denver Plastics building coming in and creating jobs.

Ex-Officio Cole asked if the Town had heard back from Rodriguez.

Sayre Brennan reported that project is moving forward. He did relay to Weld County that the Town did not want it turning into a junk yard.

Commission Bond asked how many trucks they plan to put there.

Ex-Officio Cole stated there are three there now, and he could see 12 fitting there. There are 2 lean-tos for storage and we will see what the County says.

Commissioner Bond stated she is concerned because there is already a place to park trucks behind Love's.

Ex-Officio Cole stated he is not too concerned with the truck traffic, more just it becoming a junk yard with parts left behind, but it is fine now.

Ex-Officio Hargis stated she recommends for the Planning Commission to elect Ex-Officio Cole as the Chair, but it is up to you. You are allowed two Ex-Officio members and you'll have none in January. Ex-Officio Hargis stated that if any of the Commissioners know anybody who is interested to let them know.

Ex-Officio Cole stated that he hopes someone from the Board will step up and do both. Then issues can be relayed from Planning to the Board meetings.

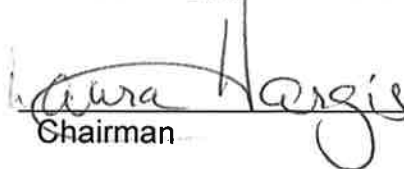
Commissioner Botelho asked if the new members were showing up to the meetings yet.

Ex-Officio Hargis stated that Candace Nolf sits in on the meetings.

4) **ADJOURNMENT**

The meeting was adjourned at 6:49 pm.

HUDSON PLANNING COMMISSION

  
Chairman

ATTEST:

  
Deputy Town Clerk