

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

October 10, 2023

Video Recording of the Meeting can be found at:

<https://www.youtube.com/live/pBsFk0QaKb8?si=GiM5VwsLzopV9Bwq>

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Commissioner Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

None Absent

3. Approval of Agenda

No additions or changes.

4. Approval of September 26, 2023, Minutes

Commissioner Andersen moved to approve the minutes dated September 26, 2023, with one correction to the spelling of Commissioner Schulte's name on the first page. Commissioner Modlin seconded the motion.

Motion carried 7-0.

5. A public hearing to consider a request by Vector Development for a Preliminary/Final Subdivision approval on approximately 1.603 acres located north of Sanborn Park and east of the 35th Avenue and 20th Street intersection. (Case Number SUB2023-0001, Westlake Commons Townhomes Subdivision).

Chair Yeater introduced the item, asking if the commission or anyone in attendance wished to see a presentation, there was one request for presentation.

Meg Oren, Planner III began her presentation introducing the item as a Preliminary/Final plat on approximately 1.603 acres located north of Sanborn Park, and east of 35th Avenue and 20th Street intersection on Lot 2 of the Westlake Commons Minor Subdivision established in 2007 and includes 15 lots and 2 Outlots. The proposal includes 3, 2-story townhome buildings, each with 5 townhome lots.

The application meets the Major Subdivision criteria in section 24-203 of the Greeley Municipal Code. Proper notification was made regarding the application and staff did not receive any comment on the case. 95 notice letters were sent to property owners within 500 feet of the proposed application, signs were posted on the property, web notice was made, and mineral notification was completed. City Staff recommends approval.

With no questions for staff, Chair Yeater opened the Public Hearing at 1:21 p.m.

Ronald Moorhead lives adjacent to the property. He would like to get a copy of the layout of where any buildings will be positioned. Chair Yeater let him know that it is available online and would make sure he has that information after the meeting.

With no further public comment, Chair Yeater closed the Public Hearing at 1:22 p.m. and turned the item back to the commission for action.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Preliminary/Final Plat meets the Development Code criteria, Section 24-203 and therefore, recommends approval. Commissioner Carlson seconded the motion.

With no further discussion, Chair Yeater called for the vote.

Motion Carried 7-0.

6. Staff Report

Brian McBroom, Community Development Director shared with the commission that the City Council has asked Community Development Staff to bring forward three topics for work sessions, they include.

- Front Yard Landscaping and Artificial Turf, this has been discussed previously and have asked to discuss the matter again (on October 24, 2023).
- On November 14th, 2023, the City Council will have a discussion on Public Nuisance. There are provisions within the code to address chronic problem properties.
- On December 12th, 2023, the City Council would like to have a discussion and presentation on the City's Sign Code. They have been receiving both positive and negative comments from the community and would like to discuss it further.

Mr. McBroom continued with an update on Brownfields and asked Don Threewitt, Interim Deputy Community Development Director to elaborate. Mr. Threewitt responded, sharing that the Brownfield area wide assessment application is being prepared for November. The staff is currently assessing establishing a steering committee that includes 3-5 members ideally for several grant cycles. He shared that staff would like to ask the Commission if any one member would be interested or if they know if any community members would be interested or willing to serve. Mr. Threewitt continued, sharing that based on feedback from the commission, staff are looking at the PUD (Planned Unit Development) process and hopes to have updates to the Commission soon.

Chair Yeater asked Mr. Threewitt to email the steering committee information to the Commission including the time commitment.

7. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:26 PM.

DocuSigned by:

Justin Yeater

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Justin Yeater, Chair

DocuSigned by:

Don Threewitt

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Don Threewitt, Interim Community Development Director