



PLANNING COMMISSION MEETING
Town Board Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
REGULAR MEETING 2017-08PC
Wednesday, September 20, 2017 - 6:00 p.m.

Commissioners Present:

Todd Ahl,
Brian White
Julie Stout
Don Brookshire

Commissioners Absent:

Mike Kinney
Michelle Duda, Alternate

Staff:

John Holdren, Town Administrator
Nicholas Wharton, Assistant Town Administrator
Betty Mauch, Town Clerk
Mitch Nelson, Town Planner

Audience: Keith and Brenda Rangel

A. CALL TO ORDER

1. Roll Call

Commissioner Mike Kinney and Alternate Commissioner Michelle Duda were absent.

2. Pledge of Allegiance

3. Approval of Agenda

MOTION WAS MADE BY COMMISSIONER BROOKSHIRE second by Commissioner White to approve the agenda. All members present voting YES,

MOTION CARRIED

4. Public Comment: There were none.

5. Approval of Minutes

- 2017-07PC August 16, 2017

Town Clerk Betty Mauch asked for some corrections to the minutes - Commissioners Todd Ahl and Michelle Duda and Town Engineer Mike Ketterling were absent. Commissioner Stout made the motion to approve the minutes and Commissioner Kinney made the second.

MOTION WAS MADE BY COMMISSIONER STOUT second by Commissioner White to approve the Minutes for 2017-07PC August 16, 2017 with the corrections showing Commissioners Todd Ahl and Michelle Duda and Town Engineer Mike Ketterling absent and Commissioner Stout making the motion to approve the minutes with Commissioner Kinney making the second. All members present voting **YES**,

MOTION CARRIED

B. REGULAR MEETING

1. Hunters Crossing Annexation/Zoning

- **Public Hearing**

- **Open Public Hearing**

Commissioner Ahl opened the public hearing at 6:04 p.m.

- **Comments from the Applicant**

Larry Buckendorf, representing the owners of Hunters Crossing, reminded the Board that the Concept plan has been approved. There were some questions about the shooting range, which has been taken out completely. They will not be building it or making it a part of this subdivision. Hunters Crossing is located south of WCR 74 and east of WCR 21 just catty corner from the Overlook. He showed the annexation and zoning map and different lot types and addressed the Boards concerns on the lot sizes. He reviewed their goals and stated that the Demaske property will remain rural.

- **Comments from Town Planner, Town Engineer and Town Staff**

Town Planner Mitch Nelson stated that overall this project meets the goals and policies set forth in the Comprehensive Plan and Code. The annexation meets state statute requirements for contiguity and is properly zoned based on the Severance Future Land Use Map. In previous meetings, the proposed allowance for a gun range in an annexation agreement had been an issue. The gun range has been removed from plans as well as the annexation agreement draft that is in the packet. Planning staff is forwarding a recommendation of approval with the conditions the Applicant finalize the annexation agreement prior to final approval, make minor technical corrections to annexation maps and legal descriptions and address all Engineering comments.

- **Comments from the Planning Commission - There were none.**

- **Comments from the Public - There were none.**

- **Close Public Hearing**
Commissioner Ahl adjourned the public hearing at 6:11 pm.

- **Action**

MOTION WAS MADE BY COMMISSIONER STOUT second by Commissioner Brookshire to forward a recommendation of approval of the Hunters Crossing Annexation and Zoning to the Town Board with the conditions that the Applicant finalize the annexation agreement prior to final approval, make minor technical corrections to annexation maps and legal descriptions and address all Engineering comments. All members present voting YES,

MOTION CARRIED

C. STAFF REPORTS

Mitch reported that he got the quotes back for the downtown landscape project.

- Next Meeting October 18, 2017

D. ADJOURN


Meeting adjourned at 6:13 p.m.

**TOWN OF SEVERANCE
PLANNING COMMISSION**



Todd Ahl, Chairman

ATTEST:



Betty Mauch, Town Clerk

