



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

MINUTES
REGULAR MEETING 2019-03 PC
Wednesday, March 20, 2019 – 6:00 p.m.

Commissioners Present:

Julie Stout
Zack Goodell
Steven Gagliardi
Donald McLeod
Kevin Hartley

Absent:

None

Staff Present:

Nicholas Wharton, Town Administrator
Michael Jenner, Town Clerk
Mitchell Nelson, Town Planner
Matt Gould, Town Attorney

Audience: Rob Winter, Matt and Melanie Brien, Brian Gorman, Brand and Tammy Boehler, Dan and Lynn Meyer, Stan Everitt, Ron and Susan Wagner, P:auletea Yauk, Rick Dennise, Ken Knievel.

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Approval of Agenda

- Town Planner Mitch Nelson brought up a minor clerical error with Severance South being a final plat not a preliminary.

MOTION WAS MADE BY COMMISSIONER GAGLIARDI second by Mayor McLeod to approve the agenda with corrections All Commission members present voting **YES**,

MOTION PASSED

4. Public Comment:

The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the Agenda. To accomplish scheduled agenda items, comments should be limited to three minutes. The Planning Commission shall make no decision or action on comments, except to

schedule the matter for decision later. Those addressing the Planning Commission are requested to state their name and address.

5. Consent Agenda

All matter listed under the Consent Agenda are considered routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items unless deemed necessary. If deemed necessary, that item should be removed from the Consent Agenda and considered separately.

- a. 2019-02PC February 20, 2019

MOTION WAS MADE BY COMMISSIONER GAGLIARDI second by Mayor McLeod to approve the minutes with corrections. All Commission members present voting **YES**,

MOTION PASSED

B. REGULAR MEETING

1. Severance South Final Plat

- Kris Pickett for Olsson Associates presented the final plat for Severance South and went through the initial phasing as well as explaining that this was the second time through planning commission
- Town Planner Mitch Nelson added that there are many engineering comments, but the size of the project is the reason.
- Commissioner Gagliardi had questions regarding the commercial portion of the project in which Mr. Pickett addressed that the number of rooftops drive the market in the area.
- Susan Wagner had some questions in regards to the trail system and size of the lots in which Mr. Pickett provided answers.
- Tammy Boehler had questions regarding the intersection at 23 and 70 in which Mr. Nelson provided his contact information to discuss this point further.

- Action

MOTION WAS MADE BY MAYOR McLEOD second by Commissioner Goodell to forward the approval of the Final Plat for Severance South with staff recommendations. All Commission members present voting **YES**,

MOTION PASSED

2. Extraction Site Plan

- Troy Owens the Development Lead for Extracting Oil and Gas presented the site plan for the maverick oil and gas site near WCR 23 and 72 and explained the production and fracking procedure.
- Town Planner Mitch Nelson stated this project meets both the requirements from the State and setbacks set by the Town of Severance. Staff had comments in regards to the tree selection and the truck traffic as well as addressing concerns by neighboring land owners.
- Commissioner Goodell had questions regarding the pipeline route, Stan Everitt provided this information.
- Commissioner Gagliardi had questions about the truck traffic as well.

- Mayor McLeod was concerned with the landscape plan as well as the participation of the Fire Department in the emergency plans.
- Mr. Bornhoft had concerns regarding air quality in which Extraction agreed to place permanent air monitors.
- Action

MOTION WAS MADE BY COMMISSIONER GAGLIARDI second by Commissioner Goodell to forward the Extraction Oil Site Plan with staff recommendations and conditions. All Commission members present voting **YES**,

MOTION PASSED

C. STAFF REPORTS

- Next Meeting April 17, 2019

D. ADJOURN


-Meeting adjourned at 7:30 PM

**TOWN OF SEVERANCE
PLANNING COMMISSION**



Commissioner Julie Stout, Chair

ATTEST:


Michael Jenner, Town Clerk