

MINUTES  
TOWN OF HUDSON - PLANNING COMMISSION  
REGULAR MEETING - May 12, 2010

**CALL TO ORDER**

The meeting was called to order by Chairman Christine Hamilton at 7:00 p.m.

**ROLL CALL**

Present:

Commissioners - Chris Hamilton  
Shirley Sellers  
Mandy Talbert (7:15)

Ex-Officio Members - Matt Cole  
Ray Patch

Staff - Judy McGill  
Joe Racine  
Jerry Starling  
Roy Fronczyk

Absent - Laura Hargis

**ADDITIONS TO AGENDA**

**CITIZEN'S COMMENTS**

1) **APPROVAL OF MINUTES**

a. Planning Commission Regular Meeting Minutes - April 14, 2010.

Motion was made by Ex-Officio Member Cole, seconded by Commissioner Sellers, "To approve the minutes from the April 14,2010 Meeting as submitted." Motion carried unanimously.

2) **GENERAL BUSINESS**

a. Zoning interpretation, 725 Cedar Street

Alan Davison, Dogs Unlimited, LLC is present. He has requested the approval for the placement of a temporary storage unit next to the south side of his existing building for approximately 12 months.

There is nothing in the zoning ordinance that specifically addresses temporary uses in the B zone. However, section 16-46(a)(14) of the B zone does allow the Planning Commission to approve uses similar to the other uses by right allowed in the B zone when it is determined that the proposed use is not more detrimental than other uses by right in the B zone.

Motion was made by Ex-Officio Member Patch, seconded by Ex-Officio Member Cole, "To approve Alan Davison request for a storage unit for 12 months in connection with Section 16-46(a)(14) of the Hudson Municipal Code. " Motion carried unanimously.

b. Discussion: Proposed Corn Maze, Kevin Willard

Kyle Ostrand representing W Spur Productions explained that they are making an application to Weld County to develop an "Agri-tainment" business on the Willard property. The property owner is Kevin Willard and the property is located on Oak Street just off the service road. The events and activities proposed are seasonally oriented towards agricultural themes. Activities such as corn maze, hayrack rides, farmer's market, concerts, family movie nights etc.

There was discussion about parking. Traffic, which is one of the main concerns, was a lengthy discussion. There was no action required at this time.

c. Weld County Referral RE-5027 - Sandra Wollert

Sandra Wollert the applicant was present. She wants to divide her property into two lots. She wants to be able to live on one lot and her son to live on the other lot.

Motion was made by Commissioner Sellers, seconded by Ex-Officio Member Patch, "To mark the box We have reviewed the request and find no conflicts with our interests." Motion carried unanimously.

d. Discussion: Land Use Code Revisions

When working on the revisions of the land use code nothing was done on the sign code except what the town attorney wants amended. Joe along with the planners have discussed a proposed interstate highway interchange areas comprehensive sign plan. After some discussion it was decided to add the proposed interstate highway interchange sign plan with

- e. some additions.  
Staff report

Joe stated that the Town is still waiting for the approval of financing for the phase 2 of the wastewater project.

GEO a private company is in the process of purchasing Cornell.

Ray thanked Jerry Starling again for his services to the Town. The staff have enjoyed working with him.

3) **ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

ATTEST:

Chairman

Deputy Town Clerk