

MINUTES
TOWN OF HUDSON - PLANNING COMMISSION
REGULAR MEETING – September 14, 2011

CALL TO ORDER

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

ROLL CALL

Present:

Commissioners - Dawn Pruitt
Larry Finn
Laura Hargis
Tammy Eyestone
Chris Hamilton

Ex-Officio Members - Matt Cole
Ray Patch

Staff - Joe Racine
Roy Fronczyk
Linnette Barker

ADDITIONS TO AGENDA

Weld County Referral USR11-0013 – Steve Sharp

CITIZEN'S COMMENTS

Kim Miller and Katherine Potwardowski, Co-owners of Obstacle Fitness, LLC, reported that they are inquiring about purchasing some property in Hudson that is currently zoned C-1. The proposed property would be used for an outdoor training facility with an obstacle course look and feel. The C-1 does not specifically address an obstacle training course business.

Roy Fronczyk, Town Planner, reported that the Land Development Code does not specifically allow for this type of business; however the Planning Commission can determine if the proposed is similar it can be allowed. The C-1 zoning allows for outdoor recreational nothing in the Land Use Code allows specifically for Obstacle Fitness.

1) APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – June 8, 2011

Motion was made by Commissioner Finn seconded by Commissioner Pruitt, "To

approve the minutes from the June 8, 2011 Meeting as submitted.” Motion carried unanimously.

2) PUBLIC HEARING

- a. Zoning Application for the property located at 22203 E. I-76 Access Road, pursuant to the Town of Hudson Municipal Code. The applicant is requesting Industrial One (I-1) zoning with outdoor storage as an additional permitted use.

Commissioner Hamilton opened the Public Hearing for the application for approval of initial zoning pursuant to article 4 of the Hudson Land Development Code, for property generally located on Hudson Drive, approximately 0.48 miles north of Colorado Highway 52 at 7:13 pm. The Clerk announced the purpose of the hearings is to receive comment on the proposed initial zoning application for I-1 zoning of the proposed Ritchie-Roy Annexation. The Hearing was advertised in the August 26, 2011 edition of the Greeley Tribune.

Roy Fronczyk, Town Planner, gave a brief overview project, explaining that the property is 10.85 acres and is currently zoned A-Agriculture in Weld County. The applicant is requesting Industrial One (I-1) zoning for the property with outdoor storage as an additional permitted use. Zoning of the property for industrial use is consistent with the Town of Hudson Comprehensive Land Use Plan Map. Any development on the property would have to comply the State Highway Access Code which applies to the frontage of properties along any state highway. I-76 Access Road is the only access to the property. It is the intent of the applicant at this time, to retain the single family home on the property. Town water service is currently provided to the site, sanitation service is not provided to this part of the community. Outdoor storage is not a use by right in the I-1 district, but is permitted as a Use by Special Review. Allowing outdoor storage as a permitted use would eliminate the requirement to submit a Use by Special Review Application.

Clyde and Carolyn Roy, Applicants, were present explaining that Grant and Dawn Ritchey were unable to attend the meeting. Mr. Roy explained that the proposed property would show pride of ownership and that they would be an asset to the Town of Hudson not a liability. Would like to know what would be allowed if zoned I-1 with the possibilities of outside storage or have the ability for truck and trailer repair.

Public comment

Mr. John Hochmiller, owner of neighboring property reported that his property is zoned I-3 with Weld County and he wants his property to stay zoned this way and does not want to annex into the Town of Hudson. Mr. Hochmiller was informed that this hearing is for the Ritchey/Roy property and that he was sent notification about the hearing but this does not affect the zoning for his property.

Commissioner Hamilton closed the public hearings at 7:49 pm.

3) GENERAL BUSINESS

- a. Zoning Application for the property located at 22203 E. I-76 Access Road, pursuant to the Town of Hudson Municipal Code. The applicant is requesting Industrial One (I-1) zoning with outdoor storage as an additional permitted use.

Motion was made by Commissioner Finn, seconded by Commissioner Cole, "To recommend approval to the Board of Trustees the zoning application for the property located at 22203 E. I-76 Access Road, pursuant to the Town of Hudson Municipal Code, Industrial One (I-1) zoning with outdoor storage and truck and trailer service and maintenance.

The vote was as follows:

Aye: Ex-Officio Member Cole, Commissioner Eyestone, and Commissioner Pruitt
Nay – Ex-Officio Patch, and Commissioner Hargis
Abstain – Commissioner Hamilton due to conflict of interest

Commissioner Hamilton declared the motion carried.

- b. Weld County Referral USR11-0013 – Steve Sharp

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

- c. Discussion – 2012 Budget Planning Activities

Joe Racine, Town Administrator and Roy Fronczyk, Town Planner discussed with the Planning Commission activities for 2012. Possible activities for the commission:

- Comprehensive Plan Update
- Parks, Recreation and Open Space
- Amenities
- Central Business District
- Oil and Gas Development

4) **ADJOURNMENT**

The meeting was adjourned at 8:22 p.m.

HUDSON PLANNING COMMISSION

Chairman

ATTEST

Deputy Town Clerk