

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – February 13, 2019

CALL TO ORDER

The meeting was called to order by Planning Commission Chairperson, Matt Cole, at 6:00 p.m.

2. ROLL CALL

Present Commissioners -	Brandi Bond Tami Botelho Zachary Reyes Matt Cole
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Absent Commissioners -	Kristen McDilda
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Ex-Officio Members -	Daniel Warren Sarah Stadler
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Staff -	Sayre Brennan, Town Planner Heather Meierkort, Deputy Town Clerk
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3. APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – January 9, 2019

Motion was made by Commissioner Bond and seconded by Ex-Officio Stadler “To approve the minutes from the January 9, 2019 meeting as submitted.” Motion was carried unanimously.

4. ADDITIONS TO AGENDA

Weld County Record No.: RECX19-0015 – A two lot recorded exemption

5. CITIZEN’S COMMENTS

None

329 Birch

6. GENERAL BUSINESS

- a. Informal Presentations:

- i) **Farm & Home Lumber Co.:** Bob Aspey to discuss potential application for rezoning a preexisting nonconforming use (Lumber Yard & Building Storage) located at 701 7th Ave in the Business (B) zoning district to a Commercial two (C-2) zoning district.

Bob Aspey, owner of Farm & Home Lumber, gave a presentation about wanting to be rezoned to C-2 zoning. The company is currently zoned business. If anything happened to the business, they would need to be rezoned in order to rebuild, so they would rather rezone now. Bob Aspey stated the company was zoned incorrectly in the first place. The Town rezoned the area in 1989 without consent of the businessowner.

- ii) **Crossroads Development:** Bill Chaplin and Crossroads team to discuss submitted applications for the Hamilton Minor Subdivision regarding:
- (1) Replat four (4) lots into three (3);
 - (2) Rezoning from A-2 and C-1 to A-2, C-1, and C-2; and
 - (3) Site plan for the development of a repair shop, rentals, and storage yard for semi-trailers.

Bill Chaplin, Crossroads Development, gave a presentation about plans to replat four zones into three zones. Bill Chaplin purchased the Hamilton property and wants to add a repair shop, storage yard, and a rental area for trailers.

b. Referrals

- i) **Weld County Record No.:** USR19-0002 – A Site Specific Development Plan and Special Review Permit for Mineral Resource Development Facilities, Oil and Gas Support and Service (Class II Oilfield Waste Disposal Facility – Saltwater Injection Facility) in the A (Agricultural) Zone District.

Commissioner Botelho made a motion seconded by Ex-Officio Stadler to approve with no conflicts Case No. USR19-0002 – A Site Specific Development Plan and Special Review Permit for Mineral Resource Development Facilities, Oil and Gas Support and Service (Class II Oilfield Waste Disposal Facility – Saltwater Injection Facility) in the A (Agricultural) Zone District.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Botelho, Commissioner Bond, and Ex-Officio Members Warren and Stadler

Nay: None

Commissioner Cole declared the motion passed.

- ii) **Weld County Record No.:** RECX19-0009 – A Two Lot Recorded Exemption.

Commissioner Reyes made a motion seconded by Commissioner Bond to approve with no conflicts Case No. RECX19-0009 – A Two Lot Recorded Exemption.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Botelho, Commissioner Bond, and Ex-Officio Members Warren and Stadler

Nay: None

Commissioner Cole declared the motion passed.

- iii) **Weld County Record No.:** USR19-0003 – A Site Specific Development Plan and Use by Special Review Permit for a Use Permitted as a Use by Right, as Accessory Use, or a Use by Special Review in the Commercial or Industrial Zone Districts.

Commissioner Cole made a motion seconded by Commissioner Botelho to approve Case No. USR19-0003 – A Site Specific Development Plan and Use by Special Review Permit for a Use Permitted as a Use by Right, as Accessory Use, or a Use by Special Review in the Commercial or Industrial Zone Districts.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Cole, Commissioner Botelho, Commissioner Bond, and Ex-Officio Members Warren and Stadler

Nay: None

Commissioner Cole declared the motion passed.

- iv) **Weld County Record No.:** RECX19-0015 – A two lot recorded exemption.

Commissioner Reyes made a motion, seconded by Commissioner Bond to approve with no conflicts Case No. RECX19-0015 – A two lot recorded exemption.

The vote was as follows:

Aye: Commissioner Bond, Commissioner Reyes, Commissioner Botelho, Commissioner Cole and Ex-Officio Members Warren and Stadler

Nay – None

Commissioner Cole declared the motion carried

7. STAFF COMMENTS

Sayre Brennan, Town Planner, stated that there will be a closed update on the Pioneer Development in the next Council meeting. Sayre Brennan stated that soon the Town will have informational pamphlets available to help streamline processes.

8. ADJOURNMENT

The meeting was adjourned at 7:05 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:



Deputy Town Clerk