

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – September 11, 2019

CALL TO ORDER

The meeting was called to order by Planning Commission Vice-Chairperson, Tami Botelho, at 6:03 p.m.

2. ROLL CALL

Present Commissioners -	Zachary Reyes Brandi Bond Tami Botelho
Absent Commissioners -	Matt Cole
Ex-Officio Members -	Sarah Stadler Daniel Warren
Staff -	Jennifer Woods, Town Planner Heather Meierkort, Deputy Town Clerk

3. APPROVAL OF MINUTES

- a. Planning Commission Regular Meeting Minutes – August 14, 2019

Motion was made by Ex-Officio Stadler and seconded by Commissioner Bond “To approve the minutes from the August 14, 2019 meeting as submitted.” Motion was carried unanimously.

4. ADDITIONS TO AGENDA

None

5. CITIZEN’S COMMENTS

None

6. GENERAL BUSINESS

- a. Referrals:

- i) ***Weld County Referral USR19-0052: A Site-Specific Development Plan and Use by Special Review Permit for a Use by Special Review in***

the Commercial or Industrial Zone Districts (Storage of Firewood and parking and staging of up to three (3) ¾ ton pickup trucks and a trailer) in the Agricultural Zone District.

Jennifer Woods, Town Planner, stated that she works for McCool Development Solutions and was originally brought on to assist the Town with the Pioneer Annexation. Since the previous planner left, she is filling in as the new Town Planner. Jennifer Woods stated this referral is for a site development plan and a use by special review and will be for staging of vehicles and storage of firewood. It was not clear from the application if these are two separate businesses. They are not looking to change zoning. Jennifer Woods reported that staff recommends no conflict.

Commissioner Reyes made a motion seconded by Ex-Officio Stadler to approve Weld County Referral USR19-0052: A Site-Specific Development Plan and Use by Special Review Permit for a Use by Special Review in the Commercial or Industrial Zone Districts (Storage of Firewood and parking and staging of up to three (3) ¾ ton pickup trucks and a trailer) in the Agricultural Zone District.

The vote was as follows:

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

Nay - None

Commissioner Botelho declared the motion passed.

ii) Weld County Referral and Public Hearing Notification USR19-0047: Notice of Public Hearing for Oil and Gas Support and Service Facility.

Jennifer Woods stated this referral is an oil and gas support service facility in agricultural zoning. The specific use to review is an oil and gas lay down yard. The problem with this is that the Weld County Public Hearing happens prior to the next Planning Commission meeting, and the county did not provide a lot of details. Jennifer Woods stated this does not leave time for her to get more information from the County about this and report it next month.

Ex-Officio Stadler stated the Planning Commission could call a special meeting the last week in September so that we can get more information about this project and make an informed vote on it prior to the Weld County Public Hearing.

Jennifer Woods stated that is possible and she will work on getting more details and seeing about having a special meeting.

Commissioner Botelho made a motion seconded by Ex-Officio Stadler to wait on a vote until more information is available for Weld County

Referral and Public Hearing Notification USR19-0047: Notice of Public Hearing for Oil and Gas Support and Service Facility.

The vote was as follows:

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

Nay - None

Commissioner Botelho declared the motion passed.

iii) Weld County Referral ZPAG19-0004: Referral for Contractor's Shop in Agricultural Zone.

Jennifer Woods stated the Town's annexation agreement we had with this applicant is included in Weld County's packet. Since the property did not get annexed into Hudson, the county is now considering the request. Jennifer Woods stated she could send the county a letter written by the previous planner, along with Planning Commission comments stating this applicant is still not in line with the Town's Comprehensive plan.

Commissioner Botelho made a motion seconded by Ex-Officio Stadler to send comments stating this request does not comply with Hudson's Comprehensive plan for Weld County Referral ZPAG19-0004: Referral for Contractor's Shop in Agricultural Zone.

The vote was as follows:

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

Nay - None

Commissioner Botelho declared the motion passed.

At 6:26 PM Commissioner Sarah Stadler left the meeting.

iv) Weld County Referral RECX19-0117: Two (2) lot subdivision exemption.

Jennifer Woods stated the applicant has over 120 acres which includes a 2.5-acre lot. The applicant wants to build a new house on a part of the land.

Commissioner Botelho made a motion seconded by Commissioner Bond to approve *Weld County Referral RECX19-0117*: Two (2) lot subdivision exemption.

The vote was as follows:

Aye - Commissioner Reyes, Commissioner Botelho,
Commissioner Bond, and Ex-Officio Warren

Nay - None

Commissioner Botelho declared the motion passed.

7. STAFF COMMENTS

None

8. PLANNING COMMISSION COMMENTS

None

9. ADJOURNMENT


The meeting was adjourned at 6:34 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:


Deputy Town Clerk