

MINUTES  
TOWN OF HUDSON – PLANNING COMMISSION  
REGULAR MEETING – November 11, 2020

**CALL TO ORDER**

The meeting was called to order by Planning Commission Chairperson, Matt Cole, at 6:01 p.m.

**2. ROLL CALL**

Present Commissioners -	Matt Cole Zachary Reyes Brandi Bond Aspen Gurley
Ex-Officio Members-	Sarah Stadler
Absent Commissioners -	Robert Hollister
Staff -	Jennifer Woods, Town Planner Heather Meierkort, Deputy Town Clerk

**3. PLEDGE OF ALLEGIANCE**

In place of the Pledge of Allegiance, the Planning Commission took a moment of silence in honor of Veterans' Day.

Ex-Officio Member, Daniel Warren, joined the meeting at 6:07 PM.

**4. APPROVAL OF MINUTES**

a. Planning Commission Regular Meeting Minutes – October 14, 2020  
Motion was made by Ex-Officio Stadler and seconded by Commissioner Bond  
“To approve the minutes from the October 14, 2020 meeting as submitted.”  
Motion was carried unanimously.

**5. ADDITIONS TO AGENDA**

None

**6. CITIZEN'S COMMENTS**

None

## **7. PUBLIC HEARING**

### a) Case 20-04 Code Amendments for Accessory Structures:

Commissioner Cole opened the public hearing at 6:04 PM.

Jennifer Woods, Town Planner, reported that the recommendation on this issue that is provided by Planning Commission tonight will be sent on to Town Council for a first reading. The recommendation is to reduce the side yard setback to 3 feet, so long as the walls are in compliance with the fire code; and that an accessory structure will always be behind the front of a house.

Commissioner Cole closed the public hearing at 6:16 PM.

Commissioner Cole made a motion seconded by Commissioner Reyes to approve *Case 20-04 Code Amendments for Accessory Structures*.

The roll call vote was as follows:

Aye- Commissioner Cole, Commissioner Bond, Commissioner Gurley,  
Commissioner Reyes and Ex-Officio Stadler

Nay- Ex-Officio Warren

Commissioner Cole declared the motion passed.

### b) Case 20-05 Bunnell Replat

Commissioner Cole opened the public hearing at 6:17 PM.

Jennifer Woods stated this replat is a corrective measure. The applicant's property, 621 Grape Street, has a portion of their attached garage on the neighbor's property. The neighbor, 141 Main Street, is selling a portion of their land to the applicant. The applicant now wants to replat their property to bring their nonconforming lot to compliance.

Commissioner Cole closed the public hearing at 6:26 PM.

Ex-Officio Stadler made a motion seconded by Commissioner Gurley to approve, with red line corrections made, *Case 20-05 Bunnell Replat*.

The roll call vote was as follows:

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

Nay- None

Commissioner Cole declared the motion passed.

**8. STAFF COMMENTS**

Jennifer Woods stated she provided a map of recorded exemptions in Weld County. This is just something to keep in mind when Weld County sends their referrals to the Planning Commission.

**9. PLANNING COMMISSION COMMENTS**

Ex-Officio Warren asked for an update on Verdad completing their landscaping at their location on County Road 45.

Jennifer Woods reported she is in contact with the company but does not have any landscape updates yet.

Commissioner Bond asked for an update on the construction at the library.

Commissioner Cole thanked the Ex-Officio members for their part in removing SafeBuilt for code enforcement in the Town.

**10. ADJOURNMENT**

The meeting was adjourned at 6:35 pm.

HUDSON PLANNING COMMISSION



Chairman

ATTEST:

  
Deputy Town Clerk

