



MINUTES
TOWN OF HUDSON PLANNING COMMISSION
REGULAR MEETING
June 14, 2023 - 6:00 P.M.

CALL TO ORDER

The meeting was called to order by the Planning Commission Chairperson, Daniel Warren, at 6:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present Commissioners: Don Post
Robert Hollister
Daniel Warren

Ex-Officio Members: Matt Cole
Candace Nolf (arrived at 6:03pm)

Absent: Brandi Bond
Aspen Gurley

Natalie Schlidt, Deputy Town Clerk, took roll call and five (5) Commissioners were present.

Town Staff Present: Jennifer Woods, Town Planner
Natalie Schlidt, Deputy Town Clerk

APPROVAL OF MINUTES

a) Wednesday, May 10, 2023 and Monday, June 5, 2023

Commissioner Cole made a motion, seconded by Commissioner Hollister to approve the minutes from May 10, 2023 and June 5, 2023.

The vote was as follows:

Aye- Commissioners Cole, Post, Warren and Hollister (Commissioner Nolf was not yet present).

Nay- None

Commissioner Warren declared the Motion passed.

ADDITIONS TO AGENDA

None

CITIZEN'S COMMENTS

None

GENERAL BUSINESS

- a) Public Meeting: Case 22-04 Motherlode Replat- Public Hearing

Commissioner Warren opened the Public Hearing at 6:03 p.m. for Case No. 22-04 Motherlode Replat. Deputy Town Clerk Schlidt stated the Public Hearing is for receiving public comment and consideration of the application for a replat approval for Motherlode Co-Packing. Town Planner Woods stated the public notices for the replat were posted as required and sent to neighboring property owners. Town Planner Woods stated that Motherlode is moving lot lines in the replat to coincide with draining improvements and per the agreement with the seller. The property is zoned commercial, and the standards are very liberal and therefore meet the minimum standards. The drainage will be on their own lot, which Town Planner Woods noted is very good. The final approval will go to Town Council on 06/21/23 if Planning Commission approves. The Commissioners and staff had no questions or concerns.

There being no further discussion, Commissioner Warren closed the Public Hearing at 6:07 p.m.

Commissioner Hollister made a motion, seconded by Commissioner Cole, to approve Case 22-04 Motherlode Replat and forward to Town Council.

The vote was as follows:

Aye- Commissioners Cole, Hollister, Post, Warren, Ex-Officio Member Nolf

Nay- None

Commissioner Warren declared the motion passed.

- b) Weld County Referral: FFD23-0017 Torres Family Farm Subdivision

Town Planner Woods noted that the referral is regarding a division of a family farm located at WCR 39 and 10, north of Lochbuie and noted no concerns with the division. Commissioner Nolf inquired if they were putting another well on the land. Town Planner Woods indicated an additional domestic well will be put in for the new residence. Those permits are done through the state. Town Planner Woods indicated that in the response to Weld County that future development of the site would be within the Town's new projected growth area and the Town would be interested if development occurred on the subject property. The Commission had no other comments or concerns and is in consensus on the recommendation with the addition.

PLANNING COMMISSION COMMENTS

None

STAFF COMMENTS

Town Planner Woods reminded the Planning Commission of the Comprehensive Plan Work Session on 06/21/23 at 6:00 pm. It is not a public hearing or meeting merely a dialogue between the Planning Commission and Town Council about the plan.

PUBLIC COMMENTS

Battalion Chief Douglas Myers from the Hudson Fire Department introduced himself to the Planning Commission. Planning Commission and staff discussed various items including whether they have an evacuation plan in case of a grass fire and the concern of not having a fire department on the east side of the tracks. A new campus is being proposed on the east side with the PD in the next few years. Right now, Lochbuie can assist. The Department does have evacuation plans in place depending on the size and location of the fire. Battalion Chief Myers also noted that the fire department has a Wild Land team headed up by Cody Peterson that can assist landowners with potential fire concerns. Citizens should contact the fire department directly to request assistance.

ADJOURN

The meeting was adjourned at approximately 6:47 p.m.

Hudson Planning Commission



Chairman, Daniel Warren

ATTEST



Natalie Schlidt, Deputy Town Clerk