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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, September 25, 2024 at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, Jeanneret, Urban, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Jeanneret and Seconded by Commissioner Baily. The motion was passed 7/0.

APPROVAL OF MINUTES

A motion to approve August 14, 2024, Meeting was made by Commissioner Jeanneret and Seconded by Commissioner Flores. The motion was passed 7/0.

PUBLIC COMMENTS - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

No Public Comment was made.

NEW BUSINESS

1. Public Hearing – Removal of Certain Property from Maxfield ODP and Zone Change from PUD-MU to I-1

Jeremy Gleim, Planning Director, presented on the Maxfield Rezone, highlighting the overall land use and the compatibility of the site with the surrounding development.

Commissioner Bailey asked about traffic concerns. Gleim responded that this would ultimately reduce the amount of traffic in the area.

The applicant, Sal Perdomo, was in attendance to go over a high-level overview of the project. Commissioner Abel inquired about the intended use of the property and the type of tenant that would be present, specifically asking about potential odors. The Applicant explained that the attendees of the building would be required to follow National Standards to control those odors and based on the attendees that are in these types of building throughout Northern Colorado, they do not anticipate odors being problematic.

Commissioner Flores asked about the types of vehicles that would be present. This concern was addressed by noting that the main impact would be the employees trying to access the site.

Staff reassured Commissioners that if traffic were to become a challenging point when the site was in use, it would be addressed appropriately, however as of now, the area is already developed to handle a large volume of traffic.

The Community that Cares

No further questions were asked of staff or the applicant.

The meeting was opened to public comment.

Mark Manning expressed concerns about the zoning standards and raised traffic issues. Manning stated that there are already developments that are happening in the area and the density of the traffic can cause several issues.

Richard Ray supported the conditions but had apprehensions about height limits with the two-story buildings and landscaping height limits.

Dylan Singer voiced support for R-2. He appreciated Kyle's due diligence on hearing out the neighbors.

Cynthia Armstrong raised concerns about traffic and safety. Armstrong said she is supporting R-1 zoning but not R-2.

Susan Manning voiced her apprehensions regarding the high density of the area and the potential impact on traffic flow. She emphasized the need to address these concerns to maintain the area's livability.

Sheldon Elders, an HOA board member, expressed concerns about undelivered promises on other projects regarding open space and the lack of amenities, and wanted to ensure that this would be legally binding.

The public hearing was closed.

Commissioner Jeanneret appreciated the changes made and the concerns related to the apartments and variations.

Commissioner Campbell made a motion to approve, seconded by Commissioner Jeanneret. The motion passed 7-0.

3. Public Hearing – Subdivision Case No. SUB23-0021 which includes a Preliminary Plat and Change of Zone for Waggoner Farm

Staff provided an overview of the project.

Chair Grentz opened the public hearing. No members of the public spoke for or against the project. Chair Grentz closed the public hearing.

Commissioner Flores motioned to approve the Zoning, and it was Seconded by Commissioner Abel. Motion passed 7/0.

Commissioner Flores motioned to approve the Subdivision, and it was Seconded by Commissioner Jeanneret. Motion passed 7/0.

DEPARTMENTAL REPORT

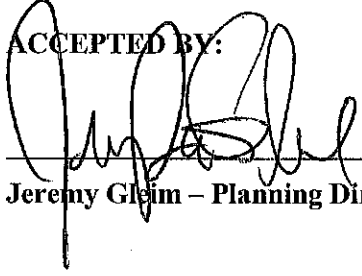
No reports from staff.

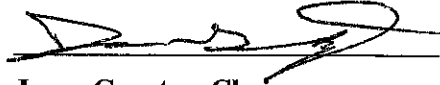
COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 8:15 by Chair Grentz

ACCEPTED BY:


Jeremy Gleim – Planning Director


Jason Grentz – Chair