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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, June 25 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, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Abel and Seconded by Commissioner Flores. The motion was passed 5/0.

APPROVAL OF MINUTES

A motion to approve May 28, 2025, Minutes was made by Commissioner Abel and Seconded by Commissioner Flores. The motion was passed 5/0.

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 – Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for The Riverbend Estates - Subdivision Filing No. 2 SUB24-0007

Planning Director, Jeremy Gleim, introduced the Riverbend Estates project for the Commissioners and public. Upon concluding, Mr. Gleim invited the applicant to present additional information.

The applicant's representative, Lee Lowrey, provided additional details regarding the proposed project. His presentation included an overview of the acreage, open space, trail connections, and the planned single-family detached residential lots. Josh McCarn, landscape architect, addressed the proposed landscaping approach, noting that homeowners would be encouraged to use low-water-use plant species. He also highlighted the inclusion of parks and designated observation areas within the development. Mary Wohnarde, project engineer, gave a detailed explanation of the floodplain considerations, including both the 100-year and 500-year floodplains. She presented the proposed plan for managing flood risk within the project area.

Chair Grentz inquired about the regulation of landscaping. Mr. McCarn explained that the developers will address landscaping standards in a handbook that will be provided to the Homeowners Association.

Commissioner Campbell asked about gardening and accessibility in the backyard. Mr. McCarn responded that homeowners will have the discretion to maintain a garden.

The Community that Cares

Commissioner Abel inquired about the use of artificial turf (astroturf) on residential lots in accordance with state law. Mr. McCarn confirmed that the Homeowners Association will comply with applicable state regulations.

Chair Grentz asked about xeriscape design in front yards. Mr. McCarn explained that homeowners will be encouraged to use water-wise plants and landscape techniques that require minimal or no irrigation.

Commissioner Campbell asked about fencing options. Mr. McCarn stated that homeowners will be permitted to install fences and incorporate plants that support privacy.

Commissioner Bailey inquired about the Homeowners Association bylaws. Mr. Lowrey explained that the developers will work with the Homeowners Association to establish the initial rules and regulations before formally transferring governance.

Mrs. Sapp, a nearby property owner, expressed strong concern regarding the potential environmental impacts of the project on her property, specifically highlighting issues related to the floodplain and the increased risk of flooding.

Chair Grentz invited members of the public to speak.

Elizabeth Sapp, local resident, expressed concern about how these projects and meetings were being advertised.

Cody Sapp, local resident, shared concerns about the broader impacts of growth in the area, emphasizing affordability challenges. He also expressed concerns about how the proposed project could affect traffic in the surrounding community.

Chair Grentz closed the public hearing.

Commissioner Flores made a motion to recommend that the Town Council approve the Final Development Plan for The Riverbend Estates. A second was made by Commissioner Bailey.

The motion passed 4/1 with Commissioner Abel opposing. Commissioner Abel did not elaborate on his opposing vote.

2. Public Hearing- Election of Chair and Vice Chair for the Planning and Zoning Commission.

The Commissioners held a vote to appoint the Chair. Commissioner Flores motioned for Chair Grentz to continue serving as Chair. Commissioner Abel seconded the motion. The motion passed unanimously, 5/0.

The Commissioners then voted to appoint the Vice Chair. Commissioner Campbell motioned for Commissioner Flores to serve as Vice Chair. Commissioner Abel seconded the motion. The motion passed unanimously, 5/0.

DEPARTMENTAL REPORT

None

COMMISSIONER REPORTS AND COMMENTS

None

ADJOURN

The meeting was adjourned at 8:28 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Chair Jason Greutz