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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, July 9, 2025, 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, were all present. Chair Grentz was absent.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Baily and Seconded by Commissioner Abel. The motion was passed 4/0.

APPROVAL OF MINUTES

A motion to approve June 25, 2025, Minutes was made by Commissioner Baily and Seconded by Commissioner Abel. The motion was passed 4/0.

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 – Final Plat for Great Plains Village Case No. SUB23-0018

Planning Director, Jeremy Gleim, introduced the Great Plains Village for the Commissioners and public.

Commissioner Bailey inquired about the future ODP and if it was within the town limits. Mr. Gleim explained that the project is in Larimer County and within Johnstown town.

Vise Chair Flores asked for clarification on the difference between tracks and out-lots. In response, Mr. Gleim, clarified that out-lots are for detention, drainage, or open space limit and tracts can subdivided for future use.

Upon concluding, Mr. Gleim invited the applicant to present additional information.

The applicant's representee, Dan Martin, was in attendance to go over a high-level overview of the project. In Phase 1, the applicants plan to build their own facility and complete road improvements. The overall goal is to create an affordable space for small businesses in need of industrial or commercial property. Two large tracts are being left flexible for future subdivision based on market demand. The project will grow in phases, based on need, rather than being built all at once. No residential development is planned. Water and infrastructure will be provided by the developer, at no cost to the Town of Johnstown. A metro district exists but is currently inactive and may be used later if needed.

Commissioner Campbell inquired about the challenges facing the current housing and land development market, as well as Johnstown's ability to support the project's water needs. The applicant explained that the development is self-funded and includes independently sourced water, ensuring it will not place a burden on the Town of Johnstown.

Commissioner Campbell asked whether any public input had been received regarding the project. Mr. Gleim confirmed that no public comments had been submitted.

Vise Chair Flores invited the public to make comments on the project.

No public comment was made.

Commissioner Bailey made a motion to recommend that the Town Council approve the Final Plat for Great Plains Village Case No. SUB23-0018, Commissioner Campbell seconded the motion, and it passed unanimously (4-0).

DEPARTMENTAL REPORT

None

COMMISSIONER REPORTS AND COMMENTS

None

ADJOURN

The meeting was adjourned at 6:34 by Vise Chair Flores

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Chair Jason Greutz