



PLANNING COMMISSION MINUTES
January 11, 2018

Chair Gary Poole called the meeting to order at 7:00 p.m.

Commissioner John Howe led the Planning Commission, staff and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster, Duane Hopkins, Sasha Levy and Eliana Burke. Alternate Kimberly Rodell was present and seated. Alternates Erik Frandsen and Ruth Ann Nelson were present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

Chair Gary Poole stated the role of the Planning Commission in public hearings for the Town of Parker.

APPROVAL OF MINUTES

Not applicable

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 P.M. PARKER KEYSTONE AMENDMENT
NO. 2 – Minor Development Plat

Applicant: Greg Armstrong, Armstrong Capital Development LLC
Location: Southeast corner of Parker Road and Lincoln Avenue
Planner: Ryan McGee

Chair Gary Poole disclosed that his wife works for the law firm that represents Armstrong Capital Development. He said she has not done any work for Armstrong Capital Development and he didn't feel that would cause a conflict in his judgment.

All the Planning Commissioners agreed there was no conflict.

Ryan McGee, Planner, said that this item was originally heard on November 30, 2017; the Planning Commission recommended Town Council approve the Parker Keystone Amendment No. 2 – Minor Development Plat. Mr. McGee explained that due to a legal notice problem this item needed to be reheard. He said legal noticing was redone correctly the Planning Commission and Town Council public hearings.

Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Parker Keystone Amendment No. 2 – Minor Development Plat, as conditioned in staff's report.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Greg Armstrong, Armstrong Capital Development, 4643 S Ulster Street, Denver, CO 80237 had no presentation but was available for questions.

Commissioners had no questions for the applicant.

PUBLIC COMMENT OPENED

James Frost, 11952 Alcorn Street asked:

- the proposal will make Lot 2 larger; will a larger building than originally planned be built on the lot
- what the enhanced changes that were mentioned in the public notice are
- what the current drainage plan is that will prevent flooding like what occurred on Alcorn Street in July, 2017

Mr. McGee said Lot 2 currently has a building under construction; Lot 1 does not have an active site plan application but should have a smaller building than that on Lot 2. He said he would look into the language of the public notice and get with Mr. Frost with an explanation. He said the drainage goes to a detention pond in the northwest corner of Lot 2. He deferred to Kathryn Sorenson, Armstrong Capital Development for additional drainage information

Kathryn Sorenson, Armstrong Capital Development, 4643 S Ulster, Suite 240, Denver, CO 80237 addressed:

- confirmed there is no active site plan application for Lot 1
- a small, multi-retail building plan, appropriate for Lot 1 is in process; and will be submitted pending this approval
- one enhancement will be the addition of landscaping between the road and the fence along Alcorn Street
- the complicated drainage plan for the site is designed to flood the Parker Keystone parking lot to mitigate neighborhood flooding

Commissioners discussed with the applicant:

- if the drainage plan and work was complete prior to the July, 2017 flood incident; *(Ms. Sorenson said yes, the drainage design and engineering was done; grading began in June but the work was not complete until after July 2017. She said there should not be future flooding incidents.)*
- if the larger and smaller retail buildings will be connected; *(Ms. Sorenson said the existing building under construction and the proposed new building will not be connected; there will be a parking lot between them.)*
- if the residue from the July, 2017 flood has been cleared and cleaned; *(Ms. Sorenson said Alcorn Street is clean and clear.)*

- confirmation that there will not be access to the site from Alcorn Street; (*Ms. Sorenson said that is correct.*)

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:17PM: PARKER KEYSTONE AMENDMENT NO. 2 – Minor Development Plat

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this project has been reviewed previously as a clean-up of the plan; additional questions regarding the proposed building was informative. He said there are no major, over-all changes from what was approved in November and he supported recommending approval to Town Council.

Commissioner Duane Hopkins agreed; said this is consistent with what was previously recommended for approval; appreciated the public comment and information on water and drainage for additional understanding; encouraged staff to follow-up on the proposed enhancements mentioned in the legal notice and for staff to take any needed action.

Commissioner Richard Foerster said the extra drainage mitigation plans should prevent flooding of Alcorn Street and he supported recommending approval to Town Council.

Commissioner Sasha Levy concurred.

Commissioner Kimberly Rodell said she appreciated the applicant's work with Douglas County to improve the landscaping along the fence for the Alcorn Street neighbors and she supported recommending approval to Town Council.

Commissioner Eliana Burke agreed.

Chair Gary Poole said he appreciated the applicant's collaboration with the Town and Douglas County to get the project up and running. He supported recommending approval to Town Council.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Parker Keystone Amendment No. 2 – Minor Development Plat, subject to the two (2) conditions contained in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

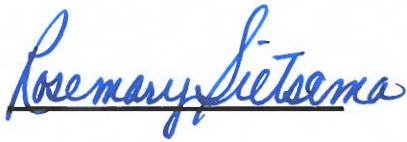
None

STAFF ITEMS

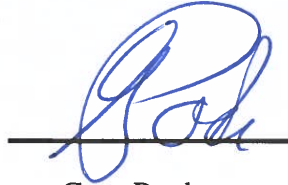
None

ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

A handwritten signature in blue ink that reads "Rosemary Sietsema". The signature is written in a cursive style and is positioned above a solid horizontal line.

Rosemary Sietsema
Recording Secretary

A handwritten signature in blue ink that reads "Gary Poole". The signature is written in a cursive style and is positioned above a solid horizontal line.

Gary Poole
Chair