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## PLANNING COMMISSION MINUTES DECEMBER 1, 2021

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A scheduled meeting of the Planning Commission was held on December 1, 2021, at 7:00 p.m. in the Gary Carsten Board Chambers located at 224 First Street.

**Item 1 – Roll Call.** Those members present: Commissioners, Aaron Price, Glenn Babcock, Kevin Ross, and Chairperson Karla Winter. Absent Commissioner: Bond Baiamonte. Also present: Town Administrator Interim Wesley LaVanchy and Assistant Town Administrator Greg Brinck.

**Item 2 – Review of the November 4, 2021, Meeting Minutes.** Commissioner Ross moved to adopt the minutes as written, seconded by Commissioner Price. Motion carried 3-0.

**Item 3 – Planning & Zoning Code Update Review – Vince Harris, Planning Director of Baseline Corporation.** Vince Harris stated that this is the open mic session for public input on the proposed P&Z Code review. Town Board did not give a direction as to the need or not of an I-3 Industrial Zone which would add a heavier use to the Industrial sites. Notes will be taken to address any concerns about the updated P&Z structure and content.

**Item 4 – Public Comments Related to the Proposed Planning & Zoning Code Update.** Chairman Winter opened the floor for public comments.

Ted Carlson, 16455 CR 72 stated that he works on the beginning end, before the builders, on open space, subdividing ground into smaller lots to fit the economy need. Would like to know if lot line changes and ground divided into smaller pieces will be done administratively or through the boards? Vince Harris answered that with certain criteria, like minor subdivisions, it could be done administratively, if there are no deviations or changes to the standard minor subdivision. Development agreements will be approved by the boards. Commissioner Ross asked Mr. Carlson if he thinks there is a need in our Industrial Park for an I-3 Zone, batch plants and such? Mr. Carlson replied that at this time his projects only involve the railroad which is an I-2 Zone, but that the I-3 Zone could be added for future development and would need to be clearly defined, better to address I-3 Zone, then to need it and not have it.

Jamie Baessler, 780 Eagle Drive spoke about his concern in providing housing ownership opportunity to citizens in communities, which has been a challenge with the lack of obtainability and price point has been a significant challenge. Cautioned against over defining /dictating exactly what a house looks like, because in the future the defining may not be available and can increase the price to build the defined home. Another concern is the Residential Zoning R-1, R-2 & R-3 lot dimensions are too big. The design trend is moving towards a narrower building site. Setbacks and building heights are good. Would like the following dimensions:

Zone	Lot Size/Square Foot	Frontage Width or Lineal Footage (Street Front)
R-1	5,000 sf or more	48 to 55 feet
R-2	4,000 sf or more	40 feet
R-3	1,000 sf or more	20 feet

Larger projects will be done with a PUD for flexibility but if projects such as a 5-acre parcel for 40 townhomes would match the R-3 Zone, it would speed up the development process.

Scott Renfroe, 3530 Diane Place, of Greeley stated that even with adding zones it still pushes all new developments to be PUD. No large subdivision can follow one zone on building. Maplewood Estates was built as a PUD and can have all three zones within it, and Brown Farm development will also fall under PUD. With the cost to build and cost of water, lots are trending smaller. These conversations are spending a lot of time on individual zoning when developers would rather use PUD, when you define you are limiting, and PUD gives flexibility.

Andrew Holder, 1504 Morning Glory, Windsor with Xcel Energy stated that he had no comments, came to hear the dialog and how the process works for his future application.

As there were no other public comments, Chairperson Winter closed the public comments.

Vince Harris then concluded the comments with the next steps of streamlining the processes, user friendly and provide clarification on conflicting items and missing items as the major goal. For planners, they would like to see another zone district that supported smaller lots. The zones need to be adjusted to fit properly to the developed areas in town. There will be two more opportunities to attend public hearings on the code update with the Planning Commissioners, January 6<sup>th</sup> and February 3<sup>rd</sup>.

**Item 5 - Adjourn.** As there was no further business, the meeting was adjourned at 7:55 p.m.

*Margaret Jane Winter, Town Clerk*