

Town of Mead
Minutes
Regular Meeting
December 15, 2010
7:00 PM

1. The regular meeting of the Planning Commission of the Town of Mead was called to order by Chairman Ryan Sword.

Roll call: Chairman Ryan Sword
 Commissioner Arthur Harris
 Commissioner Diana Kure
 Commissioner Richard Macomber
 Commissioner Francis Toni
 Commissioner Scott Clanton
 Commissioner Debra Bancroft
 Commissioner Carmelita Thorndike

Absent were Chairman Thorndike and Commissioner Macomber

Also present:

Town Manager Dan Dean, Town Planner Steve Stamey and Deputy Town Clerk Sandi F. Sugden

Pledge to the Flag

The assembly pledged allegiance to the flag.

2. Request Approval of the Minutes of the October 20, 2010 Meeting:

Motion was made by Commissioner Toni, seconded by Commissioner Kure to approve the October 20, 2010 minutes as presented. Motion carried unanimously with Chairman Sword, Commissioners Toni, Harris, Bancroft and Clanton voting yes.

3. Public Hearing regarding an amendment to the 2009 Town of Mead Comprehensive Plan:

**TOWN OF MEAD, COLORADO PLANNING
COMMISSION RESOLUTION NO. 1-2010**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO AMENDING THE *TOWN OF MEAD 2009 COMPREHENSIVE PLAN*,
BY THE ADOPTION OF A NEW *URBAN GROWTH AREA BOUNDARY MAP*,
DATED DECEMBER 15, 2010.**

Steve Stamey stated that he recommends the Planning Commission approve the Urban Growth Area Boundary Map and associated text and map amendments to the Comprehensive Plan and recommends endorsement of the amendments by the Board of Trustees.

- a. Adoption of the Urban Growth Area (UGA) Boundary Map. The proposed UGA Boundary Map is attached. The UGA Boundary Map would replace the "Planning Influence Area" Map. The UGA Boundary Map expands Mead's Planning Area to include an area east on CR 30 to CR 19, and south to HWY 119, then west along HWY 119 to an area west of I-25, including areas on the north side of HWY 119 that are not currently within the Town of Firestone, then, north to the current Town of Mead Town limits.
- b. Amend the 2009 Comprehensive Plan text to change references from Planning Influence Area to Urban Growth Area Boundary and amend the planning map titles (Maps 2 through 11) from Planning Influence Area to Urban Growth Area Boundary.

Mr. Stamey went on to state that the Comprehensive Plan amendment had been processed in accordance with state law, and the Mead Municipal Code, including publication, and mailed notice to the Weld County Commissioners, County Attorney, and applicable special districts and service providers.

The Planning Commissioners discussed and had no issues regarding the consideration of the Modification to Town of Mead Comprehensive Plan, dated March 2009, Planning Influence Area Map.

Audience Participation:

Chairman Sword opened the floor to the public:

No one wished to speak

Chairman Sword closed the floor to the public:

Motion was made by Commissioner Toni, seconded by Commissioner Kure that the Mead Planning Commission would review the 2009 Mead Comprehensive Plan, Planning Influence Area Map, for appropriate modifications that include expanding south of the urban growth boundary to include areas to HWY 119 excluding incorporated areas of Firestone. We ask that the boundaries that have been developed with Longmont and any ongoing negotiations with Platteville as well.

Motion carried unanimously with Chairman Sword, Commissioners Toni, Harris, Bancroft and Clanton voting yes.

4. Public Hearing – Amendment to the Sign Code, to allow certain public purpose signs be approved by Ordinance by the Board of Trustees:

**TOWN OF MEAD, COLORADO
ORDINANCE NO.**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING
SECTION 16-7-60 EXEMPT SIGNS, REGARDING INSTITUTIONAL
INFORMATION SIGNS AND TEMPORARY SIGNS OR BANNERS ON SCHOOL
PROPERTY.**

The Town of Mead has had inquiries for signs by civic and institutional organizations, which are not addressed in the current Sign Code. Staff has researched options to address provisions to allow certain institutional signs. The recommended option would authorize the Town Manager to issue sign permits for certain institutional signs subject to the proposed criteria; and, signs (banners) on school property. Signs anticipated include:

1. Signs not exceeding six square feet per face, or twelve square feet in total surface area, limited to six feet in height, which provide the name and direction of hospital, church, philanthropic organization, or similar use of a non-retail nature. Such signs may be located in the public-right-of-way; and,
2. Temporary signs or banners on school property, provided each banner is no larger than three feet by five feet, with a maximum of fourteen banners, displayed during the school year.

This Sign Code amendment has been processed in accordance with Chapter 16, Article III, Section 16-3-116, of the Mead Land Use Code.

Mr. Stamey said that he would recommend to the Planning Commission to recommend the approval of the Ordinance Amending Article VII, Section 16-7-106, regarding institutional information signs, and temporary signs or banners on school property, to the Board of Trustees. This Sign Code amendment has been processed in accordance with Chapter 16, Article III, Section 16-3-116, of the Mead Land Use Code.

Mr. Stamey also said that the application is in compliance with Chapter 16, Article III, Zoning, Section 16-3-116, of the Town of Mead Land Use Code, Criteria for Amendments to the Official Zoning Map, as outlined.

Audience Participation:

Chairman Sword opened the floor to the public:

No one wished to speak

Chairman Sword closed the floor to the public:

Motion was made by Commissioner Harris, seconded by Commissioner Clanton to approve the Town of Mead Sign Code, with corrections (b) on Mead school property or adjacent to Welker Avenue. Motion carried unanimously with Chairman Sword, Commissioners Toni, Harris, Bancroft and Clanton voting yes.

5. Platteville IGA:

The Planning Commissioners reviewed and approved the contents of the Platteville IGA.

Motion was made by Commissioner Toni, seconded by Commissioner Kure to recommend to the Board to approve the Platteville IGA. Motion carried unanimously with Chairman Sword, Commissioners Toni, Harris, Bancroft and Clanton voting yes.

6. Other Planning & Development Issues:

Mr. Dean said that there are only a couple of items that he has been working on for the upcoming Planning Commission meetings:

- a. The possibility of a coffee shop/deli located at the corner of Welker and 3rd to also include an office space on the second floor. Mr. Stamey said that there would need to be a waiver made from the Town Manager.
- b. Larry Huddleson traded land with the State Land Board and no longer owns the land on 3rd Street. He owns the land south west of the ditch property along Welker west of the school.
- c. Guardian Angels Church is looking to expand on 4.5 acres next to the church. The land will first need to be platted.

7. Adjournment

Motion was made by Commissioner Kure and seconded by Commissioner Harris to adjourn. Motion carried unanimously; Chairman Sword, Commissioners Toni, Kure, Clanton, Bancroft, Thorndike and Harris voting yes.

The meeting adjourned at approximately 7:45 PM on Wednesday, December 15, 2010.

Respectfully submitted,

Sandi F. Sugden
Deputy Town Clerk

Approved at the regular Planning Commission meeting March 16, 2011.