

**Town of Mead  
Planning Commission  
Minutes  
Regular Meeting  
February 17, 2010  
7:00 PM**

- 1) Chairman Sword called the regular meeting of the Planning Commission of the Town of Mead to order.

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

Also present:

Steve Stamey, Town Planner, Sandi F. Sugden, Deputy Town Clerk

- 2) Pledge to the Flag

The assembly pledged allegiance to the flag.

- 3) Request Approval of the Minutes of the February 17, 2010 Planning Commission Meeting.

Motion was made by Commissioner Kure, seconded by Commissioner Harris to approve the February 17, 2010 Minutes with one correction. Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure, Harris, Bancroft and Clanton voting yes.

- 4) Public Meeting – I-25 / 66 Enclave Annexation:

Chairman Sword opened the floor to Staff.

Steve Stamey said that this is a Public Meeting for the Annexation and Zoning of the I-25/66 Enclave.

Staff Recommendation:

Staff supports the Annexation of the I-25/Highway 66 Enclave property, and recommends the Planning Commission recommend approval of the I-25/Highway 66 Enclave Annexation to the Mead Board of Trustees.

Summary and background of subject matter:

The I-25/Highway 66 Enclave property is located at the southeast corner of I-25 and HWY 66. Chairman Sword opened the floor to the applicant.

Mike Shea a co-owner of the subdivision which is part of the enclave annexation. Mr. Shea said that this area would be a good location for a hotel/motel or restaurant with retail mixed use in

front and retail commercial located in the back. He also stated that he doesn't anticipate any issues and will continue to work with staff.

Mr. Stamey said in reference to an involuntary annexation, CRS 31-12-106(b) states that *In the case for an enclave the population of which exceeds one hundred persons according to the most recent United States census and that contains more than fifty acres.*

Chairman Sword asked for a motion for annexation approval.

Motion was made by Commissioner Macomber, seconded by Commissioner Kure, to recommend approval to the Board of Trustees that the I-25 / 66 Enclave Annexation be approved with the following conditions:

- a. The presently platted streets be approved as originally presented to Weld County.
- b. The John Deere property to be zoned as General Commercial (GC).
- c. The remainder of the property to be zoned as Highway Commercial (HC).
- d. The current residential properties be permitted to perform agricultural activities and for the storage of RV vehicles.
- e. The storm water plan approved by Weld County is accepted.
- f. Three story buildings to be permitted.
- g. The property to be annexed may be developed in phases.
- h. Amendments to annexation agreements need to be approved by the Board of Trustees.
- i. The approved Weld County grading plan be accepted.
- j. Lot line adjustments be handled on an administrative basis.

Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure, Harris, Bancroft and Clanton voting yes.

5) Public Meeting – I-25 / 66 Enclave Zoning:

Staff Recommendations:

Staff recommends the Planning Commission recommend approval of the HC – Highway Commercial zoning for the I-25/Highway 66 Annexation, to the Mead Board of Trustees.

Summary and background of subject matter:

The I-25/Highway 66 Enclave property is located at the southeast corner of I-25 and HWY 66.

Chairman Sword opened the floor to the audience

Mr. Rob Rademacher asked if the property taxes would change since going from agricultural to Highway commercial.

Mr. Stamey suggested that Mr. Rademacher contact the Weld County Assessor's office for this information, stating that they are the ones that establish that information.

Chairman Sword asked for a motion for zoning approval.

Motion was made by Commissioner Macomber, seconded by Commissioner Kure, to recommend approval to the Board of Trustees that the I-25 / 66 Enclave Annexation be approved with the following zoning:

- a. The John Deere property on the east to be zoned General Commercial (GC).

- b. The remainder of the property be zoned Highway Commercial (GC) and reconciled with the Weld County zoning.
- c. The Highway Commercial while pertaining to the residential properties on the south remain residential and agricultural uses be permitted as well as the parking of R.V.
- d. Taxpayer uses (mixed use) with commercial on the first floor with residential above be permitted.
- e. Architectural styles for condition number 4 are subject to administrative review and the Highway Overlay District standards.

Mr. Stamey said that in the Town's development code regarding the overlay design standards would they would apply to numbers 4 and 5.

Mr. Macomber corrected number 5 to remove the wording "*Highway Overlay*".

Motion carried unanimously; Chairman Sword, Toni, Macomber, Kure, Harris, Bancroft and Clanton voting yes.

6) Updates and Developments:

Mr. Stamey reported that:

1. The Downtown Design Workshop was held at the Town Hall on February 4<sup>th</sup>. There was a reasonable turn out from the community with good audience participation. There were around 100 visual elements for the community to view and comment on regarding, signs, lighting and landscaping. The next step is to take the map and to categorize from there.
2. A submittal from the Haley property for review, approximately 600 acres it will have both commercial and residential zoning.
3. Mead Western Meadows filing two has been submitted, requesting a rezoning and re-plat and is under review now.
4. At the March 17<sup>th</sup> Planning Commission meeting there will be discussion regarding the dispensing of Medical Marijuana.

7) Adjournment

Chairman Sword asked for a motion to adjourn.

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

The meeting adjourned at approximately 7:36 PM on Wednesday, February 17, 2010.

Respectfully submitted,

Sandi F. Sugden, CMC  
Deputy Town Clerk