

**Town of Mead  
Planning Commission  
Minutes  
Regular Meeting  
March 16, 2011  
7:00 PM**

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

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

Absent was Commissioner Thorndike

Also present:

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

1) Pledge to the Flag:

The assembly pledged allegiance to the flag.

2) Request Approval of the Minutes of the December 15, 2010 Planning Commission Meeting.

Motion was made by Commissioner Toni, seconded by Commissioner Harris to approve the December 15, 2010 minutes with correction. Motion carried unanimously; with Chairman Sword and Commissioners, Kure, Toni, Bancroft, Harris and Clanton voting yes. With Commissioner Macomber abstained stating he was absent.

3) Public Hearing – Change in Zoning for a portion of the Valley 66 Subdivision from (HC)Highway Commercial to (GC)General Commercial:

Chairman Sword opened the floor to Staff.

Steve Stamey said that staff recommends the Planning Commission recommend approval of the rezoning, from HC - Highway Commercial to GC - General Commercial, for Lots 2-6 and 11-15 in the Valley 66 Business Park, located between South Valley Dr., and North Valley Dr., to the Mead Board of Trustees.

Staff finds the application 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 below.

(4) Criteria for Amendments to the Official Zoning Map. For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

(a) To correct a manifest error in an ordinance establishing the zoning for a specific property;

**Staff comment:** *Not applicable.*

(b) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;

**Staff comment:** *The Town Zoning for this property that was established with the adoption of the new Development Code was not a good fit with the existing business uses in this area. Rezoning the area to GC - General Commercial will place existing uses in the proper zoning classification.*

(c) The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan;

**Staff comment:** *The proposed re-zoning is in general conformance with the 2009 Town of Mead Comprehensive Plan recommended land uses.*

(d) The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;

**Staff comment:** *Criteria met. Staff believes it is important to re-zone this area to allow for continuation of the existing land use pattern.*

(e) The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area;

**Staff comment:** *Criteria met. It is in the Town's interest for the zoning in this area to match the existing land uses, and to allow for change of use within the framework of the GC - General Commercial zoning.*

(f) A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.  
*Staff comment: Not applicable at this time.*

(g) This declaration of criteria for zoning map amendments shall not control an amendment that occurs incidentally to a general revision of the zoning map.

Commissioner Sword opened the floor to the public:

Mark Dewey owner of Construction Concepts located at 14125 Mead Street. Mr. Dewey stated that he understands the intent to modify the zoning from highway commercial to general commercial because otherwise they would hardly be used without modification to the structures because they are all generic metal buildings.

Jay Perkins of 8234 WCR 28, Platteville said this property being in a light industrial area is the area that he needs for his business. His business makes laser optical components and feels that being in Mead is very good for his business which it puts him in close proximity to both Ft. Collins and Boulder.

Commissioner Macomber asked Mr. Perkins if he would be the only employee or would there be others.

My. Perkins said that he has six employees at this time and would be hiring more in the future.

Chairman Sword closed the floor to the public.

Chairman Sword asked for a motion to change in the Zoning for a portion of the Valley 66 Subdivision from (HC) Highway Commercial to (GC) General Commercial.

Motion was made by Commissioner Harris, seconded by Commissioner Kure to approve the change in Zoning for a portion of the Valley 66 Subdivision from (HC) Highway Commercial to (GC) General Commercial. Motion carried unanimously; with Chairman Sword and Commissioners, Kure, Toni, Macomber, Bancroft, Harris and Clanton voting yes.

4) Land Use Code Revision:

Chairman Sword opened the floor to Staff.

Mr. Stamey stated that after working with the Land Use Code for about a year and a half, there are some items that should be revised and added to the Land Use Code. While all of the specific details have not been prepared and need to be discuss with the Planning Commission to determine preferred direction on some of the substantive issues. Staff and Planning Commissioners discussed: child care facilities; Welker Avenue Corridor; Highway Design Overlay District and median design; residential architecture;

site plan applicability; Table 3- Uses, and Table 3-3 Dimensional Standards. Staff will bring specific proposals back to the Planning Commission for formal consideration.

The commissioners discussed the Land Use Code Revision at this time.

5) Updates and Developments

Mr. Dean stated that at the direction of the Board he met with various businesses to discuss the possibility of annexing into the town, the Board also stated that they would do the annexation paperwork.

Mr. Dean said that with the urban growth to 119, the designations on the map would need to be updated.

6) Adjournment:

Chairman Sword asked for a motion to adjourn.

Motion carried unanimously; with Commissioner Kure, seconded by Commissioner Harris. Motion carried unanimously; with Chairman Sword and Commissioners, Kure, Toni, Macomber, Bancroft and Clanton voting yes.

The meeting adjourned at approximately 8:55 PM on Wednesday, March 16, 2011.

Respectfully submitted,

Sandi F. Sugden, CMC  
Deputy Town Clerk

*Approved at the regular Planning Commission meeting July 20, 2011.*