

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
August 10, 2015

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on August 10, 2015 at 6:30 p.m. Members present: Chairman Crescibene; and Commissioners Middleton, Meyers, Molloy, and Dowding,. Members absent: Commissioners Forrest, Ray, Jersvig, and McFall. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney.

These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Development Services office.

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. **Mr. Paulsen, Current Planning Manager**, provided an update on the Loveland Classical School Faith Church site. **Mr. Paulsen** proposed allowing the school to operate for one month in order to identify any traffic flow and queuing problems. After one month, the Transportation and Planning offices, along with Loveland Classical School, will provide an update to the Planning Commission and evaluate any necessary changes.
 - a. **Commissioner Molloy** noted that it was unnecessary for him to recuse himself at the July 27th meeting as the Planning Commission was not voting on the issue. **Commissioner Molloy** provided comments regarding his prior experience with Loveland Classical School and felt that the school will work with the community to adjust the traffic circulation to correct any problems.
 - b. **Commissioner Meyers** asked when the city planned to fix the site distance issue at Kiowa Drive. **Mr. Paulsen** stated that he is anticipating the city will fix the issue within the month and **Mr. Paulsen** will give the commissioners an update at the next meeting.
2. **Mr. Paulsen** provided an overview of the agenda for the August 24th Planning Commission meeting.

COMMITTEE REPORTS

- **Commissioner Molloy** reported that the next Title 18 meeting is on August 13th.

COMMISSIONER COMMENTS

- **Commissioner Middleton** motioned to adjust the agenda, moving Regular Agenda Item 1 (Lee Farms 1st Subdivision: Preliminary Plat Extension for one-year) and Regular Agenda Item 2 (Anderson 1st Subdivision: Preliminary Plat Extension for one-year) to the Consent Agenda. Upon a second from **Commissioner Meyers**, the motion was unanimously approved.

- **Chair Crescibene** noted that he has received questions from citizens pertaining to the number of consultants the city has hired. **Chair Crescibene** asked if Mr. Paulsen would provide more information regarding the city's use of consultants and how much the consultants have been paid. **Mr. Paulsen** agreed to research this matter and provide an update at a future meeting.

APPROVAL OF THE MINUTES

Commissioner Dowding provided **Jenell Cheever, Planning Commission Secretary**, with a correction and asked that the minutes be amended.

Commissioner Middleton made a motion to approve the July 27, 2015 minutes as amended; upon a second from Commissioner Meyers, the minutes were approved with four ayes and one abstention.

CONSENT AGENDA

1. Lee Farms 1st Subdivision: Preliminary Plat Extension

Project Description: This request requires quasi-judicial review by the Planning Commission to consider extension of the Lee Farm 1st Subdivision Preliminary Plat. The site was annexed and zoned in February 2006. The Preliminary Plat and PUD Preliminary Development Plan were approved by the Planning Commission in July 2010. Two extensions have been granted by the Planning Commission: August 8, 2011 and October 14, 2013. The property includes 247 acres located along the west side of N. Wilson Ave about a 1/4 mile south of W. 43rd Street. Approvals allow development of 882 dwellings units for a gross density of 3.57 dwelling units per acre. Planning Commission has final authority on this matter.

2. Anderson 1st Subdivision: Preliminary Plat Extension

Project Description: This request requires quasi-judicial review by the Planning Commission to consider extension of the Preliminary Plat for Anderson 1st Subdivision for an additional one-year period. The preliminary plat and PUD Preliminary Development Plan were approved by the City in January 2009. Extensions have been granted by the City since that time to keep the plat and plans valid. The property is located at the northeast corner of South Lincoln Avenue and South 42nd. The western portion of the property, consisting of approximately 34 acres, is zoned E-Employment and is controlled by a Concept Master Plan. The eastern portion of the property, consisting of 89.35 acres, is zoned "Ridge at Thompson Valley PUD" allowing a maximum of 152 dwelling units, and a gross density of 1.7 dwelling units per acre. Planning Commission has final authority on this matter.

Commissioner Meyers made a motion to approve the Consent Agenda as amended on the record; upon a second from Commissioner Middleton the motion was unanimously approved.

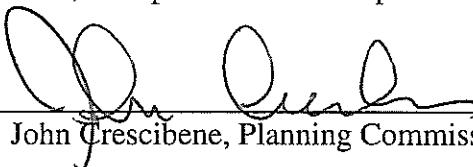
ADJOURNMENT

Commissioner Meyers, made a motion to adjourn. Upon a second by **Commissioner Middleton**, the motion was unanimously adopted.

Chair Crescibene adjourned the meeting at 6:44 p.m.

Following the adjournment of the Regular Meeting, the Commission opened the Study Session on Create Loveland, the updated draft Comprehensive Plan.

Approved by:



John Crescibene, Planning Commission Chair



Jenell Cheever, Planning Commission Secretary