



TOWN OF NEDERLAND PLANNING COMMISSION REGULAR BUSINESS MEETING

NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466

March 22, 2017 - 7:00 P.M.

MINUTES

A. CALL TO ORDER

Chairman Cornell called the meeting to order at 7:02 pm.

B. ROLL CALL

Present: Chairman Roger Cornell, Vice Chairman Steve Williams, Commissioners Timmy Duggan, Greg Guevara, Jesse Seavers. Stephanie Herring arrived after Approval of Minutes, and was present for the remainder of the meeting.

Absent: Trustee Stephanie Miller due to quasi-judicial nature of the meeting agenda.

Also in attendance: Planning and Building Technician/Commission Clerk Cynthia Bakke.

C. APPROVAL OF MINUTES FROM February 22, 2017

Motion to approve the minutes as written was made by Commissioner Duggan, seconded by Vice Chairman Williams, with 4 in favor, and abstention by Commissioner Seavers who was absent from the February meeting.

D. PUBLIC COMMENT

There was no public comment on non-agenda items.

E. INFORMATION ITEMS

There were no information items.

F. DISCUSSION ITEMS

There were no discussion items.

G. ACTION ITEMS

1. Consideration of a Special Review Use Application related to an indoor retail business (Ned Feed and Pet LTD) at 120 East Second Street

Bakke introduced the item. She said the property is located in the Neighborhood Commercial district which allows an office as a use-by-right, although a Special Review Use is required for the retail and/or mixed use. She said the required notifications were published, posted, and mailed with no opposition presented aside from a comment by a neighbor to ensure that all customers ensure they follow the one-way pattern of the road without blocking the road or alley access. Bakke said the packet includes a letter of support from the current property owner and the adjacent neighbor, Patricia Everson.

Bakke said Public Works Manager Chris Pelletier noted the use of one water line running from the cabin, which Bakke said she found on an approved set of building plans for the garage structure constructed for former owner Chris Perret. Due to this, Pelletier said he was willing to allow the single service line so long as the type of use isn't changed, nor the property sold.

Applicant Abby Pause said business customers are encouraged at all times to use the road in the correct direction. She added the alley access is intended for business purposes only, which is not intended for customer use. Chairman Cornell said it may be beneficial to include signage noting no left turn to assist the traffic flow.

Chairman Cornell opened the Public Comment period. No public comment was submitted. Chairman Cornell closed the Public Comment period.

The application met with broad Commission support. Vice Chairman Williams asked for the SRU Agreement to include a note upon the water service.

Chairman Cornell mentioned the application includes potential rental of part of the cabin for a residence. Cornell said a mixed use building would require the same review, and he would be willing to support this use with appropriate parking provided.

Pause said there is ample parking for the business and residential use of the property with a total of 8 parking spaces in the front and 2 more in back for employee use.

Commissioner Guevara inquired about the vacant lot adjacent to the property. Commissioner Duggan asked if there is an easement for town usage. Bakke said she was not aware of an easement; however more research can be done.

Motion to approve the Special Review Use for a mixed use building to include residential usage of the cabin with adequate parking to accommodate, and any change to business or ownership requiring an additional water line was made by Chairman Cornell, seconded by Commissioner Duggan, with all in favor.

- 2. Consideration of a Preliminary Planned Unit Development (PUD) Application and concurrent Right of Way vacation and Density Increase Applications and Public Hearing by Boulder County Housing Authority at**

309 and 313 TBD W. 2nd Street and 343 W. 3rd Street. (Block 27 , Lots 1-10)

***** THIS APPLICATION WAS TEMPORARILY POSTPONED. *****

Bakke said Boulder County Housing Authority has indicated the Final PUD will take more time to prepare revisions prior to resubmittal for Final PUD approval. She said BCHA has not indicated a date for the application to come forward at this time.

H. OTHER BUSINESS

Chairman Cornell mentioned his concerns about the residences to the east of the auto shops upon the highway. He said there are driveway standards that must be adhered to with a nonconforming slope. He said real estate is more valuable with fewer lots available thus he'd like to see inclusion in the code regarding the steepness of cut slopes to ensure driveway grade is below the maximum allowance. He said he'd like the Commission to work with staff to discuss further. Bakke said it would be relevant to have Public Works Manager Chris Pelletier present for the discussion.

I. ADJOURNMENT

Motion to adjourn by Chairman Cornell, seconded by Vice Chairman Williams, with all in favor. Meeting adjourned at 7:26 pm.

Approved by the Planning Commission,



Roger Cornell, Chairman, Planning Commission

ATTEST:



Cynthia Bakke, Planning and Building Technician

