



Nederland Planning Commission

MINUTES

Wednesday, December 1st, 2010 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

1) Call to Order

The Chairman called the meeting to order at 7:10 PM.

2) Roll Call

Present: Chairman B. Martin, Commissioners R. Cornell, D. Jackson, M. Osterloo, Commissioner D. Mueller and Trustee K. Mueller.

Also present: Town Administrator Alisha Reis, Deputy Town Clerk Kristen Edwards.

3) Approval of minutes from October 27, 2010

The motion to approve the minutes was made by Commissioner Jackson, seconded by Commissioner Cornell and unanimously approved.

4) Action Items

- a. Lot Line Dissolution – 590 Lakeview Drive (Lot 5, Big Springs Park PUD)

Applicants Steve Taormina (640 Lakeview Drive – Lot 6) & Ben Dereume (540 Lakeview Drive – Lot 4) introduced the request. They have jointly purchased the lot in-between their two properties (590 Lakeview Drive – Lot 5) and are looking to divide Lot 5 between their two neighboring properties. Town Administrator Reis confirmed that the proposed lots conform to zoning and subdivision requirements and that all application requirements have been met by the applicants.

After some discussion, the Commission agreed that current code covers all potential future issues related to sub-dividing the property. Trustee Mueller asked about the dynamics of the 10-foot

utility easements that exist on both sides of the current lot lines connecting Big Springs and Lakeview. The applicants explained that both Qwest and Xcel are OK with removing those interior easements and only require the easement along Lakeview Drive. Town Administrator Reis suggested the applicants request something in writing from the utilities clearly stating that understanding so the BOT has that information when considering the recommendation.

The Commission discussed the possibility that the Town's Public Works Department might want an easement along the newly created lot line connecting Big Springs and Lakeview. They agreed that the dynamic of easements & where utilities are laid should be clarified prior to the item going in front of the BOT. Administrator Reis will discuss the situation with Public Works and get the answer to that question.

The motion to recommend to the Board of Trustees the lot line dissolution at 590 Lakeview Drive (Lot 5, Big Springs Park PUD), per Town Staff and the applicants' resolution of easement issues between Big Springs and Lakeview, was made by Commissioner Cornell, seconded by Commissioner Jackson and unanimously approved.

5) Discussion Items

a. Nederland Comprehensive Plan

Chairman Martin introduced the item, explaining that the 'on-again-off-again' project of updating the comprehensive plan needs to again be revived, and new Town Staff needs to be brought into the loop. Administrator Reis posed a number of questions, including how the Commission envisions the process moving forward and what role there will be for Town Staff support and/or outside professional assistance.

Chairman Martin explained that the intent is to use limited outside support given budget constraints. The Commission has previously worked with DrCOG, but isn't sure how much they can help this time, particularly with the limited budget. The plan needs to be updated approximately every ten years; as the last plan is from 2003, it's time for an update. He envisions the first third of the process to be mostly internal and Planning Commission-driven, going through the document and flushing out what needs to be