



# Nederland Planning Commission

## MINUTES

Wednesday, April 27, 2011 ~ 7:00 pm  
Nederland Community Center  
750 Highway 72 North

---

### 1) Call to Order

The Chairman called the meeting to order at 7:06 PM.

### 2) Roll Call

Present: Chairman Bill Martin, Commissioners Roger Cornell, Denise Jackson, Kris Larsen, Mikki Osterloo and Steve Williams.

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

Absent: Trustee Mueller

### 3) Approval of minutes from March 23, 2011

Chairman Martin made a request to better clarify the size of the requested parking variance related to item 4b, page 8. The motion to approve the minutes with the requested revision was made by Commissioner Cornell, seconded by Commissioner Larsen and unanimously approved.

### 4) Action Items

Prior to the first action item, the meeting was opened to general public comment.

David Sites – 101 E. 2<sup>nd</sup> Street – inquired as to the timing of the wastewater plant construction and the corresponding limitations with regard to building permits.

Reis explained that the anticipated timeline for the wastewater plant has changed from an April to an October groundbreaking. A building permit can be issued and construction under the permit may begin at

foundation footprint. He believes that would be a better solution for the neighborhood and better address the neighbors' concerns. Mr. Rewinkel stated that his intention is to stay within the existing footprint on the southern side in question.

It was agreed that the purview of the Commission is limited to the subject of the lot line dissolution. Chairman Martin stated that he found the proposal to be a good solution to an issue with which the applicant and the Town have struggled for some time. The issue of off-street parking was raised; it was agreed that any potential issues in that area will be addressed when the applicant applies for a building permit.

The motion to approve the lot line dissolution between 259 West 4<sup>th</sup> Street and 261 West 4<sup>th</sup> Street was made by Commissioner Larsen, seconded by Commissioner Jackson and unanimously approved.

Commissioner Martin apologized to audience member Leonard Kottenstette for not calling for public comment on the item. Mr. Kottenstette, a neighbor of the applicant, expressed concerns about the proximity of a fire hydrant to the proposed parking/driveway amongst other concerns. It was agreed that the issues raised would be addressed by administrative, building and zoning review when and if the applicant submits a building permit for the proposed project.

## 5) Discussion Items

### a. Nederland Comprehensive Plan Update

The group confirmed that the next Comprehensive Plan workshop will be on May 18<sup>th</sup>.

Chairman Martin read from a DDA-related 'sustainability manifesto' he found in his files, and suggested that the historic building survey might be a valuable resource that should be circulated to the group.

The group had a discussion reacting to the draft sustainability chapter circulated by Trustee Mueller. Commissioner Larsen raised the issue that Nederland is too small of a footprint to ever be zero-net impact and truly sustainable. Commissioner Jackson agreed that it is about becoming more sustainable. She listed a number of issues she had with the sustainability chapter as written. She

Staff updated the Commission on Trustee Nowicki's intention to set up a wiki for Town use. The wiki could host the Comprehensive Plan draft as it evolves so everyone has access to the most recent draft and can easily make edits and comments.

The group agreed to narrow the focus to the Economy & Housing chapters for the workshop on the 18<sup>th</sup> so as to be able to go into more depth on those areas.

## 6) Other Business

The group again discussed the BOT's decision to go in a different direction than the Commission's recommendation on the 2<sup>nd</sup> and Snyder project from the March meeting. Reis explained the Board's thinking on why they chose to grant the variance, explaining that it was primarily a policy decision to encourage multi-modal and foot traffic rather than creating a parking lot.

## 7) Adjournment


The motion to adjourn was made by Commissioner Cornell, seconded by Commissioner Larsen and unanimously approved at 8:43 pm.

Approved by the Planning Commission,



Bill Martin, Chair, Planning Commission

ATTEST:



Kristen Edwards, Deputy Town Clerk