

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
April 11, 2023

1. Call to Order

By consensus, the members of the Commission consented to the meeting being conducted by Commissioner Schulte.

Commissioner Schulte called the meeting to order at 1:18 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Commissioner Louisa Andersen

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

ABSENT

Commissioner Erik Briscoe- Excused

Chair Justin Yeater-Excused

3. Approval of Agenda

There were no corrections or additions to the agenda. The agenda was approved as presented.

4. Approval of March 28, 2023 Minutes

Commissioner Andersen moved to approve the minutes dated March 28, 2023, Commissioner Franzen seconded the motion.

Motion carried 4-0. (Chair Yeater and Commissioner Briscoe, absent.)

5. Public hearing to consider a request to rezone 22.25 acres of land located south of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing) zone district.

Michael Franke (Planner II) began by thanking Commissioner Schulte for introducing the item and providing background on the site. The land was annexed into the city in 1985 and it has remained undeveloped. The applicant plans on developing the land as an expansion to the existing Stoneybrook Mobile Home Park with 142 additional mobile home sites. The applicant also has a Minor Subdivision and Site Plan under review. Zoning and Land Uses that currently surround the site include North- Residential High Intensity and Conservation District; South- Residential Micro Housing; East- Residential Mid Intensity, Industrial Low Intensity and vacant land and West- Residential Micro Housing. Mr. Franke continued with sharing site photos and the proposed Residential Boundary Map, sharing that the proposed conditions of the site are consistent with the

surrounding neighborhood characteristics. Mr. Franke provided Use comparisons based on the current PUD zoning for the site as Storage and Commercial High Intensity compared to the proposed zoning of Micro Housing and how the proposed new zoning would better accommodate the area. Mr. Franke indicated that the application meets the Rezone Criteria (24-204), proper notification was posted and sent out and no opposition has been received. Staff recommends approval of this rezone.

Mr. Franke concluded by offering to answer any questions and let the commission and audience know that the applicant was present and happy to answer questions as well.

Commissioner Schulte asked if there was any concern with the property across the street being industrial and Mr. Franke answered, stating there are not any concerns with that at this time and it meets the vision of the Comprehensive Plan for this area to be suburban.

Commissioner Schulte invited the applicant, the applicant introduced himself as Bob Eck 12650 W. 64th Avenue, Arvada, CO. He continued by stating that Michal Franke's presentation was very comprehensive, and he would give a short presentation and answer any questions. Mr. Eck continued by adding that the surrounding uses, to the southeast is lot 4 that is also being developed as a mobile home park and reiterating that they propose 142 more mobile home sites. Each unit would have 2 driveway spaces and the plan for the property does include some open space and a clubhouse facility to complement the existing Stonybrook development and indicated they are working with staff on what improvements can be made with this development to F street and a water line. Mr. Eck concluded by offering to answer any questions.

Commissioner Modlin asked if the sport field area would be open to the public or if would just be for residents of the development. Mr. Eck indicated that its intent is for it to be used by Stonybrook residents, but it would not close or gated off from the community. There were no further questions from the commission.

Chair Schulte opened the Public Hearing at 1:32. Seeing no one signed up to speak, Commissioner Schulte closed the Public Hearing closed at 1:32 pm.

Commissioner Andersen moved to approve that the proposed rezone from PUD (Planned Unit Development) and C-H (Commercial High Intensity) zone district to R-MH (Residential Micro Housing) zone district meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to City Council.

Motion carried 4-0. (Chair Yeater and Commissioner Briscoe, absent.)

6. Staff Report

Becky Safarik shared that since the last meeting for the Zoning Board of Appeals, the applicants have withdrawn their application. Also, at the next meeting a Cigar Bar is going to be proposed and it will bring some potential code updates to the commission.

Don Threwitt provided a follow up on the Construction Activity piece, it was reporting through the December of 2022 not February of 2023. He also stated that Meg Oren who created the report was present if any commissioners had any questions. No commissioners had any questions.

7. Adjournment

With no further business before the Commission, Commissioner Schulte adjourned the meeting at 1:37 PM.

Justin Yeater, Chair

Becky Safarik, Secretary