



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, November 1, 2023

SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Hayward, Jeanneret, Urban, and Chairman Grentz. Hatfield & Florez were absent and excused.

The agenda was approved 5/0.

Minutes of the regular meetings held on August 23, 2023. Minutes were approved 5/0.

No public comment.

The Public Hearing for **Final/Preliminary Development Plan for Settler's Crossing Subdivision** was opened. Lilly Cory, Planner I Planning & Development, presented an overview of the proposed 72-acre subdivision in The Ridge PUD. No questions were asked of Staff or applicant.

M: Campell / 2nd: Jeanneret

Vote: 5/0 to Recommend Approval for SUB23-0008

The Public Hearing for **Preliminary Plat & Development Plan for Blue Sky Prairie** was opened. Lilly Cory, Planner I, Planning & Development, presented a presentation and synopsis of the proposed 121-acre subdivision for townhomes in the High Plains Village ODP located South of Veteran's Parkway and East of I-25. Commissioners inquired about home diversity and buffers for neighboring residents. Cory proceeded to clarify.

Tim Burschar, AspenView Homes, the Applicant was available to answer questions and gave a presentation on the elevated open space designs. The Commissioners had questions for the Applicant as for the opportunities that may occur in this development along with the size of the plat and traffic concerns. Kevin Lovelace, the applicant's engineer answered questions regarding the drainage plan and answered questions directly.

Once the public hearing was opened to the public the first to speak was Mrs. Garcia, who is located directly south of Veterans Blvd against the proposed development who had concerns about privacy and the lack of a small town feel this development would bring. Furthermore, she discussed the access point from Veteran's Blvd near her home. Urban noted and responded to her and inquired if her property was offered payment from the developer. Garcia responded no it had not.

Sandra Stoner, also located in the same location as Garcia, had concerns related to traffic volume, speeding, excessive development and safety of children with the Hillsboro Ditch due to the large amount of water that moves through this ditch.

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Jim Gold, who is a resident of the Rocksbury Ridge Subdivision asked questions as to where the water is coming from, how we have enough, and what the developer is going to do about the flooding that was going to occur. He also discussed noise in the area being a concern already and how there was nothing that was in compliance with Revere and other areas throughout Johnstown. Traffic was also another state of concern for the area of High Plains Blvd and Highway 60.

John Kelly, a resident of Rocksbury Ridge also discussed concerns of traffic for this area along with Emergency Services. He also mentioned concerns with where water was coming from and how it was going to be managed. There were also significant concerns of noise in the area and how this would impact him and his neighborhood.

Bruce Abel asked how the drainage worked with the system located. Kevin Lovelace, the applicant's engineer, directly responded to Abel's concerns regarding the drainage.

The meeting was opened back up to the applicant and the developer. Joe Sifter, the applicant, came forth to discuss the further conversations that had occurred from the public and was sure to let the council know that there was a decrease in the number of homes that were to be present despite what was outlined in the High Plains ODP.

Discussion occurred among Commission about the development before vote.

M: Grentz / 2nd: Hayward

Vote: Planning and Zoning Commission recommends approval 2/3

The motion did not pass. More discussion occurred among the commissioners as to how voting was to be done. Campbell mentioned that development was moving too fast in Johnstown and there seemed to be a lack of concern for the safety and welfare of the residents. Urban also presented thoughts of how to help Mrs. Garcia and the developer with the purchase of property. A building permit moratorium was mentioned by Commissioner Campell to slow down the growth of Johnstown but was not discussed further. Jeanneret discussed the concerns of traffic and agreed with the general thoughts that traffic needs to be more considered with development before it was to occur. Grentz made sure to mention that this decision was to be based on compliance with the Comprehensive Plan and Land Use Code. There was more discussion as to feelings and right as a commission before votes were cast.

M: Campbell/2nd Jeanneret

Vote: Planning and Zoning Commission recommends denial due to the concerns of accuracy with traffic studies, buffers between current residents, and noise mitigation for the proposed development along with commissioners' personal thoughts and public comment of development occurring too quickly for the Town of Johnstown the commission moved to deny Blue Sky Prairie Preliminary Plat SUB23- 0008. The motion passed 3/2.

The public hearing for Blue Sky Prairie SUB23-0008 was closed and will go to Town Council with the recommendation for denial from the Commission to Council.

The public hearing for **Massey Square Rezone ZON23-0001** was opened by commissioner Grentz. Tony LeFevre presented history and an updated zoning map for the Commissioners. Campell asked about the

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small lot Northeast of Massey square and what was to happen with that property. Matt LeCerf stated that the Town now owned that portion as most of it was to be taken by the expansion of CR13.

Jen Carpenter came forward to respond to any questions that the Commissioners had. None were asked.

Public Comment was opened to the public. George Miller, a resident in Mallard Ridge asked questions about if there was any direction that they were going to move in. Staff and commission let Miller know that this was currently not known and would not be at this time in the hearing.

No more comments were made. Grentz opened the vote for commission after the hearing was closed.

M: Hayward/2nd Urban

Vote: Planning and Zoning Commission recommends the approval of the Rezone of Massey Square from PD-B to MU-NC. The motion passed unanimously.

The public hearing for **Vista Commons Rezone ZON23-0002** was opened. Tony LeFevre presented history and an updated zoning map for the Commissioners and relayed this information in relation to the 2021 Town Comprehensive Plan. No questions were asked of staff.

Lee Lowery the developer came forward to the commissioners to answer any questions. Urban asked as to why this was going to be zoned as commercial and residential rather than only commercial. Lowery stated that it did not meet the idea that he wanted to provide for the town as the commercial needs the residential to be a thriving area. Grentz also asked if they had thought of doing more gradient zoning to ensure that there was a more blended approach to the gateway into the town of Johnstown. No further questions were asked.

The public hearing was opened to public comment. The first to comment was Mr. Gold who stated concerns that were occurring with the fast development of the area. He also mentioned once more to commissioners that noise was a problem for him and his neighbors as their quality of life has decreased.

Mr. Kelley also came forth once more with code compliance and access within this area.

Karen Jones, a member of the Rocksbury community, also stated concern with the thought of the Town and how traffic was looked at.

Matt LeCerf and Lilly Cory discussed where the town was and how review was to occur. LeCerf further answered more questions as to how there is studies and awareness to move forward specifically with Highway 60, Colorado Boulevard, and High Plains Boulevard.

Grentz brought the meeting back to order after traffic concerns were raised and tried to bring a vote. Cory noticed that a gentleman had not gotten to speak yet and brought him forth to the commission.

A new member of the community just stated appreciation for the opportunity and accessibility of the commissioners and planning team.

Grentz asked for a motion.

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M: Jeanneret/2nd Hayward

Vote: Planning and Zoning Commission votes to approve the change of zoning for Vista Commons ZON23-0002 from PUD to MU-NC & R3. The motion was approved unanimously.

Town Staff in attendance: Matt LeCerf, Lilly Cory, Tony LeFevere

After Commissioners wanted assurance that what had been presented by staff would also be provided to council, specifically the staff presentations. Cory assured the commissioners that council would see the same resources that were presented to them. Lilly Cory noted the plans that were referenced during the meeting to further inform council.

Commissioners had no reports but asked an array of procedural, conduct, and general process questions. Cory & LeCerf indicated there is some training intended for the commission and Staff will work on making that available to the full commissions.

Meeting was adjourned.

Respectfully Submitted,
Lilly Cory, Planner I



Accepted by Chair:
