



# Town of Johnstown

## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, September 14, 2022

### SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Grentz, Flores, Salo, and Weber. Hayward, and Singh were not in attendance, and excused from the meeting.

Agenda was approved unanimously. 5/0

No public comments on items not on the agenda.

The Public Hearing for **ZON22-0008 2534 Planned Unit Development Design Guidelines** was opened. Kara Washam, Planner I, presented an overview and staff's analysis for this proposed 2.1-acre land use change proposed, indicating this property would be integrated into the overall 2534 development and Design Guidelines.

Rob Van Uffelen, Galloway, represented the Applicant. No presentation or statement was made. No questions for Staff or Applicant from the Commission. No public comment was received.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2<sup>nd</sup> C. Flores.

Vote: 5/0

The Public Hearing for **SUB22-0010 Johnstown Farms Filing No. 2, Final Subdivision Plat**, was opened. Justin Currie, Planner II, presented an overview and staff's analysis for this proposed 62-acre parcel. Cathy Mathis, TB Group, represented the Applicant with no separate presentation.

Commission posed some high-level questions about traffic impact, study, and improvements with development, related to overall Town development, and timing of such analysis for this project. Currie responded that traffic analysis would accompany future development plans. Meyer noted that an overall discussion could be handled later in the agenda. Commissioners wanted to verify that floodplain noted on the plat is current regulatory vs CLOMR (FEMA conditional letter of map revision) line are clarified – prior to Council hearings. Water dedication clarification was requested, as to how that affects the density and intensity of that future development. Town Staff responded.

No public comment was received.

Public hearing was closed.

*The Community That Cares*

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2<sup>nd</sup> C. Flores.

Vote: 4/1

Kim Meyer provided a brief department update. Commissioners discussed several items of general interest including asking for clarification on water dedications with development, traffic studies and activities of the Town, and discussion of elements of the comprehensive plan.

Meeting was adjourned at 8:10 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Kara Washam, Planner I; Justin Currie, Planner II

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair



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