



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, October 12, 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 Flores, Grentz, Hayward, and Weber. Campbell, Salo, and Singh were not in attendance, and excused from the meeting.

No public comments were made on items not on the agenda.

Agenda was approved unanimously.

The Public Hearing for **SUB22-0009 Thompson Ridge Estates PUD Preliminary/Final Development Plan and Subdivision** was opened. Justin Currie, Planner II, presented an overview and staff's analysis for the proposed 4-lot, 20-acre proposed subdivision, located south of Thompson Crossing II subdivision.

Shelley LaMastra, Russell + Mills Studios, represented the Applicant and provided a brief presentation and clarification of the park dedication, to be accommodated via a cash-in-lieu payment to the Town.

Public Comment received:

- Daniel Martin, Watercress Dr. – Questioned if the access was a small private drive or a full public street. Voiced concern with storm runoff along that drive, and drainage onto his lot. Snow removal and lighting are also concerns.
- Kevin Stow, Lemongrass Dr. – Indicated concern with additional traffic in this neighborhood, and inquired if the Town consider speed bumps. What is the neighborhood benefit of this development? They will have no access to a park or open space. Separate HOA?

Shelley LaMastra and the Applicant's engineer, Sam Eliason, with United Civil, addressed the public comments and tangential comments from the Commission. The development will provide a private drive, with a curb to guide water to the drainage inlet. This was intended to be a developed area so have utilities and the access easement. An HOA will maintain the road. Traffic impact study was waived by Town Staff due to minor impact.

Commission asked what a resident could do if concerned about traffic. Kim Meyer, Director of Planning & Development, indicated residents are welcome to contact Town Staff with Planning or Public Works to review traffic concerns and possible solutions, we can also have Police set up the speed flashers.

Public hearing was closed.

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

Vote: 4/0

Kim Meyer provided a brief department update. She received an email from Commissioner Singh today indicating he will be moving out of Johnstown at the end of the month and will need to resign from the commission at this time. New applicants will be sought.

Meeting was adjourned at 7:45 P.M.

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

Respectfully Submitted

Kim Meyer, Director:



Accepted:

Bruce Weber, Chair

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