



# Town of Johnstown

## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, August 23, 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 Flores, Hatfield, Hayward, Jeanneret, Urban, and Chairman Grentz. Campell was absent and excused.

Agenda was approved 6/0.

Minutes of the regular meetings held on July 26, 2023. Flores abstained rest of the members approved.

No public comment.

The Public Hearing for **Final Development Plan for Southridge Subdivision** was opened. Tyler Smith, Planner II Planning & Development, presented a presentation and overview of the proposed 72-acre subdivision in The Ridge PUD. Commissioners inquired about the size of the streets in the plat, which Meyer clarified. Commissioners also questioned the detention pond which Smith clarified that the detention ponds. Smith noted that this would be a question for the engineers. Commissioners also questioned overall site accessibility. Meyer clarified these questions.

Morgan Kidder represented the Applicant and was available to answer any questions. Commission had questions involving pricing, long term relationships with Johnstown, and the material of the fields in the dentation pond. 6683 E CR 16, resident brought up concerns in relation to the fencing that South Ridge is to offer for the safety of their cattle. Commission asked questions of the fencing plan which was to be supplied with the Final Development Plan. Micheal asked about the home buyer programs that were going to be offered. Kidder clarified that he was not a part of the sales team but ensured that they had plans.

M: Hatfield / 2<sup>nd</sup>: Flores

Vote: 6/0 to Recommend Approval with conditions

The Public Hearing for **Preliminary Plat & Development Plan for Revere North** was opened. Tyler Smith, Planner II, Planning & Development, presented a presentation and synopsis of the proposed 309.4-acre subdivision for townhomes in the Great Plains Village ODP located North of Veteran's Parkway and East of I-25. Commissioners inquired about parking requirements and garage styles present on elevations, along with detention and open spaces. Meyer clarified these questions.

James Hayes, VP with Forester, the Applicant was available to answer questions. The Commissioners had questions for the Applicant as for the retail opportunities that may occur in this development along with the size of the plat and traffic concerns. Kevin Lovelace, the applicants engineer answered

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questions regarding the drainage plan. Meyer responded to the traffic concern due to neighboring developments. Wendy Chase, 8445 E CR 13 concerns with weeds fire hazard, traffic hazards, along with the concern for trespassers and protection of her own property.

Mario Herrera, concerns about weeds and the fire hazard that this brought on, the traffic that is not able to meet the volume that Johnstown supplies, along with concerns with irrigation around his property for his use. Herrera also brought concerns with buffers and privacy that were brought along with the Development. The applicant answered questions involving weeds and shared irrigation use with Carrera’s property.

Sandra Stoner, 4998 County Road location of Grassland Rd from Hyles driveway and property, traffic volume concerns, and overall speeding concerns with the presence of where these homes are located. Along with the concerns with the property values.

Jonah Heil, 4998 CR 50, concerns about the drainage points, with the impact of the properties that were there before the development due to flooding issues that have occurred.

Debroa Garcia, 4786 CR 50, concerns with the ROW extension to widen sections and who is responsible to supplying the land and the trees on the property. Meyer clarified these points.

Kevin Lovelace along with Jeff Mark, who represented the applicant supplied information on the Traffic concerns and processes to address concerns from the Commission and public.

Discussion occurred among Commission about the development before vote.

M: Grentz / 2<sup>nd</sup>: Flores

Vote: Planning and Zoning Commission recommends approval 4/2

Kim Meyer

Town Staff in attendance: Kim Meyer, Lilly Cory, Tyler Smith, Tony LeFevere

Kim Meyer 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. Meyer indicated there is some training intended for the commission and Staff will work on making that available to the full commission. Meeting was adjourned.

Respectfully Submitted  
Lilly Cory, Planner I



Accepted by Chair:

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