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## PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO  
Wednesday, September 25, 2024 at 6:00 PM

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### MINUTES

#### CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

#### ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, Jeanneret, Urban, and Chair Grentz were all present.

#### APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Jeanneret and Seconded by Commissioner Baily. The motion was passed 7/0.

#### APPROVAL OF MINUTES

A motion to approve August 14, 2024, Meeting was made by Commissioner Jeanneret and Seconded by Commissioner Flores. The motion was passed 7/0.

**PUBLIC COMMENTS** - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

No Public Comment was made.

#### NEW BUSINESS

1. Public Hearing – Removal of Certain Property from Maxfield ODP and Zone Change from PUD-MU to I-1

Jeremy Gleim, Planning Director, presented on the Maxfield Rezone, highlighting the overall land use and the compatibility of the site with the surrounding development.

Commissioner Bailey asked about traffic concerns. Gleim responded that this would ultimately reduce the amount of traffic in the area.

The applicant, Sal Perdomo, was in attendance to go over a high-level overview of the project. Commissioner Abel inquired about the intended use of the property and the type of tenant that would be present, specifically asking about potential odors. The Applicant explained that the attendees of the building would be required to follow National Standards to control those odors and based on the attendees that are in these types of building throughout Northern Colorado, they do not anticipate odors being problematic.

Commissioner Flores asked about the types of vehicles that would be present. This concern was addressed by noting that the main impact would be the employees trying to access the site.

Staff reassured Commissioners that if traffic were to become a challenging point when the site was in use, it would be addressed appropriately, however as of now, the area is already developed to handle a large volume of traffic.

*The Community that Cares*

No further questions were asked of staff or the applicant.

Chair Grentz opened the public hearing.

Carroll Maxfield, owner of the property, shared some insightful family history. She stressed the urgency of developing the property at this time, underlining the potential benefits of doing so.

Dena Burns voiced concerns regarding the blending of the zoning use with the surrounding area, particularly related to air pollution, stormwater runoff, and sewer.

Commissioner Urban asked Burns what ideally, she would want to happen. Burns replied with having more conversations and meetings about the property.

Barbera Calkins voiced concern about the changes that are being proposed and that she is in support of the current zoning, explaining that she grew up on the house that is currently on the farm. Calkins explained that she wants to see the property kept as a family farm and feels that it is significant in Johnstown.

Commissioners asked for clarification regarding Centennial Farm and the current protection. Burns explained that there is no protection.

Clarification was requested by Commissioners regarding the original zoning plan, and how it affected the house and farm. Gleim explained that with the PUD zoning, there is no protection of the current agriculture land on the property.

Anita Homer raised concerns related to stormwater runoff and its impact on the river, as well as changes that could negatively impact local biology.

Michelle Ott raised concerns about the impact of potential development on the local wildlife, emphasizing the need to protect wildlife corridors in the area. She also expressed apprehension about the potential increase in traffic and noise levels.

Eric Hill voiced worries about the potential noise and sound pollution that could arise from the proposed development, highlighting the importance of considering these factors in the planning process.

Commissioners Urban and Flores asked for clarification on the PUD-MU versus the I-1 zoning, and why development had not occurred already. Gleim elaborated on the history of the Maxfield property, shedding light on how the 160-acre expanse transformed. Gleim also discussed the current rezoning, which resulted in 39 acres being reclassified for different land use. It was also explained that the reason it has not been developed yet is because the current property owners haven't done so. Gleim reiterated that there is nothing preventing the development of property today, under the current zoning.

The public hearing was closed.

Commissioner Flores motioned to approve the I-1 rezone. The motion was Seconded by Commissioner Urban.

Motion APPROVED – 6/1 with Commissioner Campbell opposed.

## 2. Public Hearing – Zoning Case No. ANX23-0001 for the Blue Spruce Ridge Annexation

Jeremy Gleim, Planning Director, presented the project. A brief history of the project was provided, followed by a review and analysis of the current request.

Kyle Barichello, applicant's representative, delivered a presentation on the project, discussing its evolution and going over the case details. He explained that the company had put in significant effort and research to determine the best use of the land, considering its location. This allowed the applicant to present a comprehensive plan and a vision in line with the town's regulations. He further explained that the concept plan and zoning restrictions being presented were a direct result of the neighborhood meetings and ongoing conversations with the community.

Commissioner Urban sought clarification on the legal binding of the project.

No further questions were asked of staff or the applicant.

The meeting was opened to public comment.

Mark Manning expressed concerns about the zoning standards and raised traffic issues. Manning stated that there are already developments that are happening in the area and the density of the traffic can cause several issues.

Richard Ray supported the conditions but had apprehensions about height limits with the two-story buildings and landscaping height limits.

Dylan Singer voiced support for R-2. He appreciated Kyle's due diligence on hearing out the neighbors.

Cynthia Armstrong raised concerns about traffic and safety. Armstrong said she is supporting R-1 zoning but not R-2.

Susan Manning voiced her apprehensions regarding the high density of the area and the potential impact on traffic flow. She emphasized the need to address these concerns to maintain the area's livability.

Sheldon Elders, an HOA board member, expressed concerns about undelivered promises on other projects regarding open space and the lack of amenities, and wanted to ensure that this would be legally binding.

The public hearing was closed.

Commissioner Jeanneret appreciated the changes made and the concerns related to the apartments and variations.

Commissioner Campbell made a motion to approve, seconded by Commissioner Jeanneret. The motion passed 7-0.

3. Public Hearing – Subdivision Case No. SUB23-0021 which includes a Preliminary Plat and Change of Zone for Waggoner Farm

Staff provided an overview of the project.

Chair Grentz opened the public hearing. No members of the public spoke for or against the project. Chair Grentz closed the public hearing.

Commissioner Flores motioned to approve the Zoning, and it was Seconded by Commissioner Abel. Motion passed 7/0.

Commissioner Flores motioned to approve the Subdivision, and it was Seconded by Commissioner Jeanneret. Motion passed 7/0.

## **DEPARTMENTAL REPORT**

No reports from staff.

## **COMMISSIONER REPORTS AND COMMENTS**

## **ADJOURN**

The meeting was adjourned at 8:15 by Chair Grentz