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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Mr. Johnstown, CO
Wednesday, February 12, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners, Abel, Baily, Flores, Jeanneret, and Chair Grentz were all present. Commissioner Urban arrived after approval of the minutes.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Jeanneret and Seconded by Commissioner Abel. The motion was passed 4/0.

APPROVAL OF MINUTES

A motion to approve January 8, 2025, Meeting was made by Commissioner Jeanneret and Seconded by Commissioner Baily. The motion was passed 4/0.

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

Subdivision Case No. SUB24-0003: Preliminary Plat for Estates at Encore

Planning Director Mr. Gleim introduced the Estates at Encore Project for the Commissioners and public. Upon concluding, Mr. Gleim invited the applicant to present additional information.

John Romero, representing Galloway, presented additional information related to the preliminary plat.

The Community that Cares

Chair Grentz raise concern about a large ditch near the proposed residential area, questioning the risk of flooding. Mr. Romero explained the mitigation plans, including a drainage pond to manage water flow.

Commissioner Baily inquired about any consultation with the town of Loveland regarding potential development in the area. Mr. Romero explained that there has been no significant consultation yet, as the area is not part of the current development plans. Mr. Gleim stated that the City of Loveland is a referral agency for this 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 Bailey motioned for the Planning and Zoning Commission to recommend that the Town Council approve the Preliminary Plat for Subdivision case number SUB24-0003. Commissioner Abel seconded the motion, and it passed unanimously (5-0).

DEPARTMENTAL REPORT

No reports from staff.

COMMISSIONER REPORTS AND COMMENTS

No reports from commissioners.

ADJOURN

The meeting was adjourned at 6:28 pm by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Chair Jason Grentz