



PLANNING COMMISSION

441 3rd Street, Mead
Wednesday, November 15, 2023

MINUTES

6:00 p.m. REGULAR MEETING

Chairman Sword called the regular meeting of the Planning Commission to order at 6:00 p.m.

Chairman Sword gave special recognition, and all joined in a moment of silence honoring the memory of former Commissioner Tim Moorman.

1. Call to Order – Roll Call

PRESENT

Chairman Ryan Sword
Commissioner Diana Kure
Commissioner Gerald Abshier
Commissioner Charles Gehringer arrived at 6:04 p.m.
Commissioner Karen Peterson
Commissioner Alternate Chad Rademacher

ABSENT

Commissioner Alternate Vacant Position

Also Present: Town Community Development Director Jason Bradford; Town Planner Collin Mieras; Town Planner Kyle Estrada-Clarke; Secretary Jeannine Reed; Administrative Clerk Danelle Rivera; and Commissioner Alternate Applicant Donald Smith.

2. Pledge of Allegiance to the Flag

All present recited the Pledge.

3. Review and Approve Agenda

Motion made by Commissioner Kure, Seconded by Commissioner Peterson to Approve the Agenda of the November 15, 2023 Regular Planning Commission Meeting as Written.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Motion carried 5-0.

4. Public Comment: 3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

There were no public comments.

5. Approval of Minutes

a. Approval of May 17, 2023 Meeting Minutes

Motion made by Commissioner Kure, Seconded by Commissioner Gehringer to Approve the May 17, 2023 Minutes for the Regular Meeting of the Planning Commission.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Motion carried 5-0.

6. Public Hearing

a. Code Amendments

- i. **Resolution 08-PC-2023** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Staff-Initiated Text Amendments to Sections 16-1-150, 16-3-80 – TABLE 3.3, 16-3-90(e)(2), 16-3-90(g), AND 16-11-40(9) of the *Mead Municipal Code*, Regarding Floor Area Ratio Standards for Development and Encroachments into Setbacks

Chairman Sword opened the public hearing at 6:07 p.m.

Mr. Collin Mieras presented the Staff Report and summarized staff's proposal of text amendments to the Mead Municipal Code.

The public comment portion of the hearing was opened at 6:19 p.m. There were no public comments, and the public comment portion was closed.

The Commissioners and staff further discussed the proposed resolution.

The 08-PC-2023 resolution had one section that the Commission wanted split off into a separate resolution for voting reasons.

Based on what was presented by staff, Secretary Jeannine Reed read the resolutions for voting:

Resolution 08-PC-2023 - a Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Staff-Initiated Text Amendments to Sections 16-1-150, 16-3-80 - Table 3.3, 16-3-90(g), and 16-11-40(9) of the Mead Municipal Code, Regarding Floor Area Ratio Standards for Development.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Vote carried 5-0.

Resolution 09-PC-2023 - a Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Staff-Initiated Text Amendments to Section 16-3-90(e)(2) Encroachments into Setbacks.

Voting Nay: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Vote failed 0-5.

Chairman sword closed the Public Hearing at 6:41 p.m.

7. New Business

a. Alternate Commissioner - Vacancy

Mr. Bradford introduced Commissioner Alternate Applicant Donald Smith to the Commissioners. Mr. Smith gave a brief background of himself and explained why he would like to join the Planning Commission.

8. Adjournment

Motion made by Commissioner Kure, Seconded by Commissioner Gehringer to Adjourn the Meeting.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Motion carried 5-0.

The Regular Meeting of the Planning Commission for November 15, 2023 was adjourned at 6:48 p.m.

Ryan Sword, Chair

ATTEST:

Planning Commission Secretary