



PLANNING COMMISSION

441 3rd Street, Mead
Wednesday, March 20, 2024

MINUTES

6:00 p.m.

REGULAR MEETING

Chair Ryan Sword called the regular meeting of the Planning Commission to order at 6:02 p.m.

1. Call to Order – Roll Call

PRESENT

Chairman Ryan Sword

Commissioner Diana Kure (arrived at 6:25 p.m. via Zoom, had ongoing technical difficulties)

Commissioner Gerald Abshier

Commissioner Karen Peterson

ABSENT

Commissioner Charles Gehringer (Unexcused)

Commissioner Alternate Chad Rademacher (Excused)

Commissioner Alternate Vacancy

Also Present: Community Development Director Jason Bradford; Town Planners Collin Mieras and Kyle Estrada-Clarke; Town Attorney Marcus McAskin (attended via Zoom); Town Clerk Mary Strutt; Planning Commission Applicants; and members of the public.

2. Pledge of Allegiance to the Flag

All present pledged allegiance to the flag.

3. Annual Appointment of Planning Commission Chairperson

Commissioner Peterson nominated Ryan Sword to remain as Chair. There were no other nominations.

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, to appoint Ryan Sword as Chair. Motion carried 3-0.

4. Annual Appointment of Planning Commission Chair Pro Tem

Commissioner Peterson nominated herself as Chair Pro Tem. There were no other nominations.

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, to appoint Karen Peterson as Chair Pro Tem. Motion carried 3-0.

5. Review and Approve Agenda

Motion was made by Chairman Sword, seconded by Commissioner Peterson, to approve the agenda as written. Motion carried 3-0.

6. 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 was no public comment at this time.

7. Approval of Minutes

a. Approval of November 15, 2023, Meeting Minutes

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, to approve the minutes of the November 15, 2023, Regular Meeting of the Planning Commission. Motion carried 3-0.

8. Public Hearing

a. Public Hearing: Mead Community Center Preliminary Plat

Chairman Sword opened the public hearing at 6:08 p.m.

Town Attorney Marcus McAskin discussed a potential conflict of interest brought to his attention by Commissioner Abshier whose employer may bid on the construction of the Community Center building. Commissioner Abshier expressed that the potential conflict would not affect his impartiality for today's hearing regarding the preliminary plat. All Commissioners present agreed to proceed.

Town Engineer / Public Works Director Erika Rasmussen presented as the applicant on behalf of the Town of Mead.

Town Planner Kyle Estrada-Clarke presented the staff report for the Mead Community Center Subdivision Preliminary Plat.

Commissioner Kure arrived to the meeting via Zoom at 6:25 p.m.

Members of the public, Melissa Seipelt, Barry Smolenske, and Lori Duncan, (all owners of property directly west of the project) spoke regarding potential traffic using their access, the size of the project, lighting, hours of operation and potential vandalism. Property owner Dave Colemere expressed his appreciation of the project and his concerns about lighting, subsidized EV charging stations, property tax increases and the location of the project.

Town Engineer / Public Works Director Erika Rasmussen, Public Information Officer / Community Engagement Director Lorelei Nelson and project architect Christa Plaza, Essenza Architecture responded regarding traffic plans, lighting, hours of operation and programming.

The Commissioners discussed the Board of Trustees Public Hearing on this preliminary plat scheduled for Monday March 25, 2024, and stubbed water/sewer for future phases.

Chairman Sword closed the public hearing at 6:54 p.m.

- i. **Resolution No. 01-PC-2024** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Mead Community Center Subdivision Preliminary Plat

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, (clarified by Chairman Sword) to adopt Resolution No. 01-PC-2024 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Mead Community Center Subdivision Preliminary Plat based on a finding that the review criteria set forth in Section 16-4-160 of the Code have been satisfied, as detailed in the Agenda Item Summary report prepared for the March 20, 2024 Planning Commission meeting. Motion carried 3-0, Chairman Sword and Commissioners Abshier & Peterson voted yes; Commissioner Kure did not vote due to internet connectivity issues.

9. New Business

- a. DOLA Grant Awarded for Land Use Code Update

Community Development Director Jason Bradford discussed a grant awarded for Land Use Code Updates. The Planning Commission will be involved with the updates.

- b. Introduction of Planning Commission Applicants

Community Development Director Jason Bradford introduced the Planning Commission Applicants in attendance: William Jorgensen, Shemuel Rivera, Mike Root and Tim Corliss. Each addressed the Commission and discussed their interests. The following applicants did not attend: Don Smith, Charis Vela.

10. Community Development Update

Community Development Director Jason Bradford provided an update on current construction and development projects including.

11. Adjournment

Motion was made by Commissioner Abshier, seconded by Commissioner Peterson, to adjourn the meeting. Motion carried 3-0, Chairman Sword and Commissioners Abshier & Peterson voted yes; Commissioner Kure did not vote due to internet connectivity issues.

The Regular Meeting of the Planning Commission for March 20, 2024, was adjourned at 7:36 p.m,

Ryan Sword, Chair

ATTEST:

Mary E. Strutt, MMC, Town Clerk