



MINUTES

1. Call to Order – Roll Call

Chairman Sword called the regular meeting of the Planning Commission to order at 6:06 p.m.

PRESENT

Chairman Ryan Sword
Chair Pro Tem Diana Kure
Commissioner Gerald Abshier
Commissioner Charles Gehringer
Commissioner Karen Peterson

ABSENT

Commissioner Alternate Timothy Moorman - excused

Also Present: Town Community Development Director Jason Bradford; Town Planner Kyle Estrada-Clarke; Town Attorney Marcus McAskin (attended via Zoom); Secretary Jeannine Reed; and Commissioner Alternate Applicant Chad Rademacher.

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 Gehringer to Approve the Agenda of the May 17, 2023 Regular Planning Commission Meeting as Written.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Gehringer, Commissioner Peterson, Commissioner Abshier. 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 April 19, 2023 Meeting Minutes

Motion made by Commissioner Peterson, Seconded by Commissioner Abshier to Approve the April 19, 2023 Regular Meeting of the Planning Commission Minutes as Written.

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

6. Public Hearing

a. Buffalo Highlands Annexation and Zoning

- i. **Resolution No. 07-PC-2023** - A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Buffalo Highlands Annexation Nos. 1-4, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Residential Single Family-4 (RSF-4), Light Industrial (LI), And Agricultural (A)

Chairman Sword opened the public hearing at 6:11 p.m.

Mr. Jason Bradford presented the Staff Report and summarized Staff's findings and recommendation.

Mr. Matt Hengel with Westside Investments presented proposed plans for the subject property and offered to answer questions on behalf of the Applicant EAS 2020, LLC.

The public comment portion of the hearing was opened at 6:27 p.m.

Public Comments were made by the following people:

- Becky Zipp, of Platteville - Presentations made available, water shares for property, condition of CR 36, number of units
- Colleen Peppler, of Platteville, - Industrial designation, CR 9 1/2,
- Gail Powers, of Platteville - Industrial designation, CR 38 access, condition of roads
- Gus Robson, of Platteville - Paving of CR 38, utility line placement

The public comment portion of the hearing was closed at 6:41 p.m.

Mr. Bradford and Mr. Hengel answered questions.

The Commissioners, staff and applicant further discussed the proposed resolution.

Motion made by Commissioner Gehringer, Seconded by Commissioner Kure to Approve Resolution No. 07-PC-2023 - A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Buffalo Highlands Annexation Nos. 1-4, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Residential Single Family-4 (RSF-4), Light Industrial (LI), And Agricultural (A)

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

Chairman sword closed the public Hearing at 7:13 p.m.

7. New Business

a. Introduce Commissioner Alternate Applicant - Chad Rademacher

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

8. Adjournment

Motion made by Commissioner Kure to Adjourn the Regular Meeting of the Planning Commission of May 17, 2023.

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

Ryan Sword, Chair

ATTEST:

Jeannine Reed, Secretary