# PLANNING COMMISSION MINUTES

# JANUARY 7, 2016

 A scheduled meeting of the Planning Commission was held on January 7, 2015 at 7:00 p.m. in the Town Hall Auditorium.

**Item 1** – **Roll Call.** Those members present: Commissioners Steve Bagley, Jeff Payne and Karla Winter. Also present: Administrator Gary Carsten. Absent: Commissioners Brandon Rohn and Jim Perkins.

**Item 2 – Review of the December 3rd 2015 Planning Commission Minutes.** Commissioner Bagley opens the topic for a motion. Commissioner Payne moves to approve the minutes with a second by Commissioner Winter. Motion carried 3-0.

 **Item 3 – Eaton Area Community Center Schematic Plan**

 **– Consider rezoning of the property from A-1 (Agriculture District) to HC (Highway Commercial District) Section 7-2-45 of Planning and Zoning Regulations.** Commissioner Bagley opened the floor to Mike Ketterling – engineer, Steve Walker – FCI Contractors, Travis Guerette – RLH Engineering, Inc. and Julie Kennedy – Board member for Recreation District. Mr. Ketterling explained that the area in question has been zoned as Agriculture. In order for the Eaton Recreation District to start their project it needs to be rezoned. To accommodate future building the best zoning recommendation is Highway Commercial District. Eventually the school district will be building a new school but that isn’t projected for another few years. This zoning will go all the way to Weld County Road 35 and up to the existing Third Street. The School District, Recreation District and the Town will be sharing the cost of extending Third Street for access to the facilities. Concluding discussion, Commissioner Payne moved to recommend the zone change request be approved and sent to the Town Board with a second by Commissioner Winter. Motion carried 3-0 vote.

- **Review Schematic Plan as per Section 7-4-3 of Subdivision Regulations.** The construction will be done in phases, but hope to begin in April 2016 with completion in 2017. The first phase will include the actual building, parking, water, sewer, storm drain, detention pond, pedestrian access and Third Street. There will be two entrances to the facility: off of Weld County Road 35 and Third Street. There will be a northbound deceleration lane to Third Street on Weld County Road 35. Landscaping will also be phased in as money allows, along with the baseball and softball fields. Concluding discussion and questions, Commissioner Payne moved to recommend approval of the schematic plan to include a variance for building height, seconded by Commissioner Winter. Motion carried 3-0.

**Item 4 – Adjourn.** As there was no further business, the meeting was adjourned at 7:43 p.m.

 Erika C. Bagley, Town Clerk