

Town of Morrison Planning Commission  
Morrison Town Hall  
110 Stone Street  
Tuesday, January 9, 2018  
7:00 P.M. – 9:00 P.M.

**Call to Order:** Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:00 PM

**Roll Call:** Chairperson Jamee Chambers, Matt Schweich, Todd Mercord, Paul Sutton, Shari Raymond were present. Maja Stefansdottir was absent. A quorum was established.

**Staff Present:** Kara Winters (Town Administrator), Stephanie Stevens (Town Planner), and Kristi Dixon (Deputy Town Clerk).

**Amendments to the Agenda:** None.

**Public to Address the Planning Commission:**

**Michael Griffin, 18083 E. Euclid Place, Aurora, CO. 905 Bear Creek Avenue, the Chapel at Red Rocks.** Griffin is a Real Estate Broker/Investor who represents a party who currently has this property under contract. Property/business will continue as an area for wedding receptions and events. The proposed business will need a Special Use Permit to construct large barn or a permanent tent structure. Griffin said that he wanted to purchase the lot across the road (little lot) zoned R1 owned by Jimmy Jones to use as a parking lot. Griffin said that rezoning the lot would be required. (See handouts from Michael Griffin) Sutton asked what the difference was between the two buildings. Griffin stated they were the two different concepts the property owners were considering, and they were leaning towards the barn style. Chambers asked if Griffin had contacted Bear Creek Development, they are the owners of the adjacent lot. Griffin said he sent a proposal letter to them today. Stevens has been helping him throughout the process, she has indicated the needed to contact all the land and home owners around the area to get their opinion.

**Skip Campbell, 103 Market Street, Morrison, CO.** Skip said he was in agreement with the fact that Morrison needs historic regulations for the downtown but was against the layers and layers of paperwork to get where we are going.

**Presentation and Hearings:** None.

### **General Business:**

Stevens stated that there were some items from the December 12, 2017 meeting that needed to be addressed by the Planning Commission:

- Exterior Façade and how to measure it.
- Application Requirements:
  - 10% or less no application required.
  - Less than 45% façade alteration- application required, administrative review.
  - More than 45% façade alteration, Land Use application required, reviewed by the Planning Commission and approved by the Town Board.
- Amend name to Old Town Historic Overlay District

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Stevens will add a guideline for the Town Administrator, who upon receipt of measurements, will calculate the percentage of the façade from the land use application. Chambers said under 10-1N-109 we need to add district on 2<sup>nd</sup> line. Schweich said on page 5 under E, review not required, maybe add a flow chart or table. Stevens will work on the wording. On page 2 Historic Structure needs to be capitalized. On page 4 under A and B should add "with" exterior of building. Winters stated that a public hearing will be held at the next meeting, February 13, 2018. Could go to the Board on March 6, 2018. Depending on their comments, corrections and posting requirements. March 20, 2018 would be the next Board meeting date.

**Kathleen Dichter, 109 Spring Street, Morrison, CO.** Asked if she owned a building in the downtown area how this affects me now. Chambers replied everything you see right now would be grandfathered in. Mercord added if a business decides to add different lighting, add steps to their building or change roof pitch that is when we say let's make sure this fits with the rest of the buildings. Chambers stated this helps so someone cannot buy a building in the downtown area, tear it down to build something that does not maintain the character of the historic district.

**Approval of Minutes: Schweich made a motion to approve the minutes from December 12, 2017. Sutton seconded the motion. All present voted in favor.**

**Town Planner:** Stevens reported Red Rocks Ranch is moving along, she met with Jefferson County to discuss the application. Stevens said we are waiting on resubmittal to the Town. The Application would go to the Jefferson County on referral.

**Town Administrator:** Winters reminded the Planning Commission of the CCC camp tour Saturday, January 14, 2018. The meeting will be at the administration building, 1<sup>st</sup> building on the left. Winters also informed everyone Morrison Country Store will be closing. No definite date yet.

Adjournment: Chairperson Jamee Chambers adjourned at 8:08 P.M.

Town of Morrison

*Jamee Ann Chambers*  
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Jamee Chambers, Chairperson

Attest:

*Kristi Dixon*  
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Kristi Dixon, Deputy Town Clerk

