

Town of Morrison Planning Commission
Morrison Town Hall
110 Stone Street
Tuesday, February 14, 2017
7:00 P.M. – 9:00 P.M.

Call To Order. Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:02 PM

Roll Call: Chairperson Jamee Chambers, Matt Schweich, Todd Mercord, Shari Raymond and Paul Sutton were present. Maja Stefansdottir arrived at 7:08 PM. A quorum was established.

Staff Present: Kara Winters (Town Administrator), Kristi Dixon (Deputy Town Clerk), and Carrie McCool (Town Planner).

Amendments to the Agenda: none

Public to Address the Planning Commission: none

Approval of Minutes: Schweich made a motion to approve the Minutes from the meeting of December 13, 2016 with 1 correction, page 2 should be Strain Gulch easement. Sutton seconded the motion. All present voted in favor.

Staff Reports:

Planner Report: McCool reported on historic guidelines, revising the Historic preservation regulations:

1. Architectural Character
2. Scale and Orientation
3. Demolition

McCool said the next step would be to put together a scope of work that needs to be done along with Community outreach

Schweich asked about conservation overlay districts, which maybe more fitting for Morrison than a historic district. A conversation on overlay districts: These are looking more at the big picture, the overall feel. A historic district focuses more on the shape of windows, coloring and façade of building – the design elements.

McCool stated historic regulations could qualify buildings for grant funding and tax credit to refurbish buildings. With an overlay district you want separate design guidelines that address historic character, address, resilience, and being prepared for a hazard because Morrison is in the flood plain.

Chambers suggested a plaque stating historic property on businesses. Chambers wants to preserve the look of the small town businesses.

Winters stated if we want to discuss ADA compliance any further we would need to have Gerald Dahl, Town Attorney, present to answer questions

McCool asked the commissioners what are the overall goals?

- Keep the character of downtown.

Winters stated if we need to get the local business owners to stay involved with each step of the process. Winters suggested we focus on business district during one session and the residential areas as a second session.

Sutton asked if there is anything that can be done to preserve the elementary school. It falls under Jefferson County School District, so is not subject to Town review.

Chambers suggested take a concept and work from there. Also:

- New structures should blend and not try to duplicate historic structures.

McCool said that we need to allocate time for research/data collection. McCool suggested maybe Planning Commission (PC) could help with this, they know their Town.

Winters suggested Planning Commission make a list or term/definition sheets of what they want to see. Compile it all together and present to the Board before moving forward.

McCool said she will take the input received tonight, do some research and come back to the next meeting with ideas. Winters asked the PC if they felt they could have a list ready by end of next meeting to give to the Board.

Town Administrator: Winters stated Red Rocks Ranch formal application has been submitted. Winters and McCool reminded PC of quasi-judicial matters. Planning Commission and Town Board sit as a judge and listen to all evidence at the hearing. It is important not to talk about any land use applications until in the public hearing.

Alley Fest is scheduled for May 6, 2017. First Alley Fest meeting for volunteers is Thursday, February 16, 2017 at 3:00 pm.

Morrison's Water system was voted "Colorado Water System of the Year" by the Colorado Rural Water Association.

The "Turn on The Water Party" at Red Rocks Amphitheatre visitor center will be held Friday, March 31, 2017, 7:00 pm to 9:30 pm. There will be appetizers and cash bar. Formal invitations will be mailed out. Unsure of who the Town official will be to turn the water on- Are there any suggestions?

Chambers said Cabin Fever Dance February 25, 2017 and Progressive Dinner April 1, 2017

Adjournment. Chairperson Jamee Chambers adjourned at 8:02 P.M.

Town of Morrison

Jamee Chambers, Chairperson

Attest:

Kristi Dixon, Deputy Town Clerk

