

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

Call To Order. Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:01 PM

Roll Call: Chairperson Jamee Chambers, Matt Schweich, Shari Raymond were present. Todd Mercord arrived at 7:03 PM. Paul Sutton arrived at 7:04 PM. Maja Stefansdottir was absent. A quorum was established.

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

Amendments to the Agenda: none

Public to Address the Planning Commission: none

Presentations and Hearings:

a) Site Development Plan Amendment - 300 Bear Creek Ave, Jeff Bradley 16371 Morrison Road, Morrison CO 80465, currently a Bike Shop/ATM would like to develop it into a drive thru coffee shop and Bakery. Stevens mentioned there would be a minor amendment by the code: drive thru further south and outdoor seating. CDOT concern is stacking of vehicles, during peak driving hours, along Bear Creek Avenue. Site plan does show 3 vehicle stacking in drive up area. Chambers noted the right of way for highway is bigger than it looks in drawing. Schweich asked is part or all of property in flood way? Drive up and walk up also? Winter's answered yes, as well as parking on south side. Mercord asked if owner of the parking was ok with parking for coffee shop. Mr. Bradley answered yes I am, I am the owner of the lot. Mr. Bradley spoke with Mr. Chris Laughlin, CDOT Traffic Engineer, and the traffic report will accompany the application.

Schweich made a Motion to approve the site plan with the following conditions:

- 1) The applicant shall obtain appropriate permits and ensure compliance with CDOT standards including curb ramp upgrades, access permit, landscape permit, and Special Use Permit (if required by CDOT) as outlined in the referral comments.**
- 2) A building valuation shall be provided to the Town Engineer to confirm that no floodplain permit is required.**
- 3) The Site Plan approval is conditioned upon a required review of traffic and pedestrian access and circulation patterns, to take place on or before one (1) year from the date of certificate of**

occupancy for the revised use approved in the Site Plan. In the event that review identifies needed revisions to the site plan to adequately ensure pedestrian and vehicular safety, the applicant/owner must submit such revisions for approval by the Town as a further amendment to the Site Plan, such amendment to be submitted for Town review and approval within six months, in order to preserve the continuing effectiveness of the original Site Plan approval. Sutton seconded the motion. All voted in favor.

General Business:

a) Review/Revision Old Town Overlay District Scope

Chambers believes this is a preliminary report. Chambers went on to say she did attend the Board meeting on May 2, 2017, Board comments were

- The cost was excessive
- Did not like “Make Morrison, Morrison” – want “Keep Morrison, Morrison”
- What is the “Wild West” comment

Winters stated that the Planning Commission maybe should narrow scope to Architectural character; defining this item down. This would cut cost down to \$5,000.00 - \$10,000.00.

Dave Killingsworth 10790 W Iliff Ave Lakewood 80227 commented that PC should update downtown revitalization plan instead of going through this overlay plan. What additional piece is new compared to the revitalization plan? Killingsworth said they are turning downtown district into an HOA. Winters responded, this plan would allow the Board to review major remodels, demolition and new construction in the downtown area to ensure compliance with the architectural standards that the Planning Commission adopts. The revitalization plan does not address the architecture of the buildings in the downtown area. Winters asked Stevens if she could come up with a scope of work for architectural character keeping community outreach in mind. Raymond asked if Morrison Carworks is something we want to see. Is it something the PC wants repeated? Sutton asked who we have to control Architectural Board of review. Winter’s stated that the review would be done by the Board of Trustees. Stevens can provide some flexible ideas, can streamline it down. Will bring it back to the PC. Raymond asked if Stevens could continue to use pictures to help describe the architectural standards. Steven’s said that is typically how it is done.

Approval of Minutes: Sutton made a motion to approve the Minutes from the meeting of April 11, 2017. Mercord seconded the motion. All present voted in favor.

Staff Reports:

Planner Report: Stevens reported there are several building permits that McCool is currently working on:

- 106 Stone Street – Altitude Medical Clinic
- 403 Bear Creek Ave – Morrison Holiday Bar
- 300 Bear Creek Ave – Drive thru coffee shop
- 151 Red Rocks Vista Drive – home remodel
- 111 Canyon Vista Lane - home remodel

Town Administrator: Winters reported Alley Fest is Saturday, May 20, 2017 9:00 AM to 10:00 PM. The Board approved underground utilities in downtown area with the hopes to have it engineered this year and constructed in 2018.

Adjournment. Chairperson Jamee Chambers adjourned at 8:09 P.M.

Town of Morrison

Jamee Chambers, Chairperson

Attest:

Kristi Dixon, Deputy Town Clerk