

**Town of Morrison Planning Commission
Morrison Town Hall
110 Stone Street
Tuesday, March 12, 2019
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 P.M.

Roll Call: Chairperson Jamee Chambers, Commissioners Matt Schweich, Maja Stefansdottir, Michael Dejonge, Jennifer Singer and Todd Mercord were present. A quorum was established.

Staff Present: Kara Winters (Town Manager), Carrie McCool (Town Planner)

Amendments to the Agenda: None.

Public to Address the Planning Commission: None.

Presentations and Hearings:

a) Public hearing – Amendment to the Old Town Overlay District Regarding Signs:

Chairperson Chambers called public hearing to order at 7:02 P.M.

Staff Report: McCool stated this is an amendment regarding LED signs. McCool included a definition of what an LED sign is.

Public Comment:

Dave Killingsworth, 403 Bear Creek Avenue. Killingsworth does not agree with the LED portion. LED lights are considered efficient lighting. Killingsworth believes you should change the wording to read LED electronic message board signs are prohibited. Chambers responded this is a good comment, the Commission will consider it.

Chairperson Chambers closed the public hearing 7:08 P.M.

Planning Commissioners Comments: Mercord stated he believes LED bulbs are fine, it is the signs that flashes and moves that seems to be the issue. Stefansdottir wondered if the volume of lighting can be addressed. McCool replied it is addressed in the sign code. Singer wondered what difference between LED lighting and LED signage is. Schweich does not believe there is any difference, it is using the same LED light. Chambers believes they need to make a distinction between LED bulb versus the sign that has scrolling images or animation. Chambers stated the one thing they need to remember is how they want the downtown area to look. Chambers believes changing the wording to state animated signs or moveable signs is an option. McCool stated LED stands for light emitting diode. For instance lumeon lighting.

Singer made a motion to continue Public Hearing – Amendment to the Old Town Overlay District Regarding Signs to next Planning Commission meeting on April 9, 2019. Stefansdottir seconded the motion. All present voted in favor of motion.

b) Public Hearing – Amendment to the Comprehensive Plan – Northwest Morrison Mixed Use:

Chairperson Chambers called public hearing to order at 7:39 P.M.

Staff Report: McCool entered into the record the Notice of Public Hearing for the Comprehensive Plan Amendment. McCool continued by giving a review of the background in regards to the northwest Morrison planning area. It is the area North of Bear Creek Avenue, west of Mount Vernon Avenue. Currently zoned agriculture and low density residential.

Public Comment:

Katie Gill, 108 Bear Creek Lane. Gill appreciates how it started back in June 2018 with the community workshop which she attended and completed the survey. What concerns Gill is overwhelming non-support of the mixed use plan. When combining all the information together she sees that 71% did not want a comprehensive plan amendment. Gill said she was unsure about the definition of mixed use and suggested maybe revising that definition. Gill said she likes idea of rezoning on a case by case basis. Gill suggested continuing public hearing for further discussion.

Kyle Burris, 101 Red Rocks Vista Drive. Burris stated from the respondents compiled only 30% or less of the people were for any changes in this area. A concern of his is if this gets approved and bumped up to the Board level. Steps like this is what lead to development. Burris said 70% of the people who responded to the survey do not support growth here, 69% would like zoning to remain as it is agriculture and single family, 75% indicated on two separate questions to leave it the way it is. Burris stated that is the way he feels, we are not going to get more open space if we continue to develop here. Burris said we are going to continue to see change even if we look at it on a case by case basis. Burris asked if Planning Commission could table issue for further discussion.

Ann Pitinga, 130 Red Rocks Vista Drive. Pitinga fully opposed to change to thie comprehensive plan. Pitinga suggested rezoning only along major commercial roads. Pitinga commented if you must rezone to mixed use, development being evaluated on a case by case basis is the only way to go. Pitinga went on to say that it says something if 70% of people in Town are opposed.

Dave Killingsworth, 403 Bear Creek Avenue. Killingsworth started off by saying in the packet it states majority property owners are in favor of the mixed use rezoning in the project area. Killingsworth believes if you impose the overlay to the mixed use area it would be too restrictive. Killingsworth believes this amendment should be added to the general election in 2020 and let the people actually vote on it. Killingsworth stated as long as the view from old town will be preserved.

Chairperson Chambers closed public hearing at 8:11 P.M.

Planning Commission Comments: Stefansdottir asked why is the Planning Commission even hearing this again since the community has spoken. Singer believes the town people are still split 50-50 overall. Schweich stated he attended the Town workshop and the questions were very confusing. It was hard to get his opinion across by the questions asked. The online questions were completely different questions. Singer stated she does not think the survey accurately gives the answer to what the community really wants. Dejonge stated some of the answers to questions, for instance question 6 and 9, were overwhelming no, stay as is. Winters commented that there are other suggested changes to the Comprehensive Plan that are relevant, maybe remove the northwest area pieces out of this plan. Adopting an updated plan keeping northwest area agricultural if that is what Planning Commission wishes to do.

Schweich made a motion to continue the Public Hearing – Amendment to the Comprehensive Plan – Northwest Morrison Mixed Use, also for the Town Planner to make some updated changes to the Comprehensive Plan. Stefansdottir seconded the motion. All present voted in favor.

General Business: Chambers attended the Colorado Historic Preservation meeting last month. The Town would need to become a certified local government to give tax credit to residents on the historical property. Someone from the State Historic Preservation Society could come out and explain everything that would need to be done. McCool could reach out to someone to come speak to the Planning Commission/Historic Commission give the pros and cons. Schweich attended a meeting at Jefferson County Open Space regarding Heritage Square area. Martin Marietta has asked Jefferson County Open Space to do a land exchange of the Heritage Square land. Martin Marietta wants the land to expand for the quarry. Open Space would get a chunk of the Heritage Square property when they are done with the mine, thirty years down the road. Schweich was not sure if Jefferson County has to come to the Town for referral.

Approval of Minutes:

Dejonge made a motion to approve the minutes of December 11, 2018. Mercord seconded the motion. All present voted in favor of motion.

Staff Reports

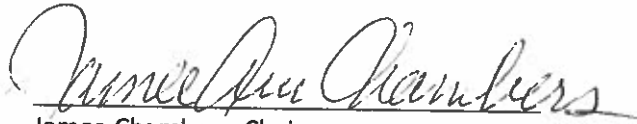
Town Planner: McCool indicated we are moving forward with small cell wireless guidelines, McCool has included the links in her planner report. Schweich stated in the Downtown Historic Overlay District we need standard framework. McCool asked if this was a unanimous decision. All present agreed. McCool also stated as part of the data gathering they look at all existing poles and structures for these facilities to go on in our community. Also,

looking at the lighting standards we already have. McCool said at a future meeting we will have more of a condensed version of options to review.


Town Manager: None.

Adjournment: Chairperson Chambers adjourned the meeting at 8:45 P.M.

Town of Morrison


Jamee Chambers, Chairperson

Attest:


Kristi Dixon, Deputy Town Clerk

