

FRASER PLANNING COMMISSION
MINUTES

DATE: Wednesday, October 27, 2021

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall and Virtual On-Line Meeting

PRESENT

Commission: Commissioners: Vice Chair Katie Soles, Philip Vandernail, Margaret Bowles, Parnell Quinn (arrived at 6:33), Bob Gnuse and Sam Brewer

Staff: Town Planner, Catherine Trotter; Town Manager, Ed Cannon; Town Clerk, Antoinette McVeigh and Assistant Town Manager, Michael Brack, Marketing and Communications Manager Sarah Weick; Police Chief, Glen Trainor

Others:

Vice Chair Katie Soles called the meeting to order at 6:30 p.m.

1. **Roll Call:** Vice Chair Katie Soles, Philip Vandernail, Margaret Bowles, Bob Gnuse and Sam Brewer. Parnell Quinn arrived at 6:33 PM.
2. **Approval of Agenda:**
Commissioner Vandernail moved, and Commissioner Gnuse seconded the **motion** to approve the agenda. **Motion carried: 5-0.**
3. **Consent Agenda:**
 - a. Minutes September 22, 2021
 - b. Resolution 2021-10-02 Three Mile Plan

Commissioner Vandernail moved, and Commissioner Gnuse seconded the **motion** to approve the Minutes from September 22, 2021 and Resolution 2021-10-02 Three Mile Plan. **Motion carried: 5-0.**

Vice Chair Soles cited the Civility Policy.

4. **Public Hearing and Possible Action:**
 - a. Amended Final Plan and Preliminary Plat, The Willows Apartments

Commissioner Quinn moved, and Commissioner Vandernail seconded the **motion** to open the Public Hearing regarding Amended Final Plan and Preliminary Plat, The Willows Apartments. **Motion carried: 6-0.**

Notice of publication in the newspaper was presented in the packet. The applicant provided notice of the public hearing to the adjacent property owners.

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units.

According to the project narrative, the applicant is proposing a 204 unit for-rent multi-family residential community to be constructed in two phases near Old Victory Road and American Willow Drive. Phase 1 includes 132 for-rent multi-family units and a clubhouse and Phase 2 includes 72 for-rent multi-family units.

Layla Rosales, Grand Park Planner, Scott Albertson, Grand Park Attorney and Clark Lipscomb presented to the Planning Commission and answered questions.

Commissioner Gnuse recused himself from the vote due to a perceived conflict of interest. He produced a record that was filed with the Colorado Secretary of State that disclosed that he does not have a financial conflict of interest.

Public comment received via email from Joseph Landen, Jeffery Cabot, Jake Schlesinger, Andrea Schumacher, Andy Richards, Carrie Flynn and Brett Johnson; these were read into the record.

Public comment was taken from Cray Healey, Andrea Schumacher, Peggy Smith and Patrick Sheets.

Commissioner Bowles moved, and Commissioner Quinn seconded the motion to push the application up to the Town Board without any additional approval or denial. **Motion carried: 3-1** Nay Brewer and Gnuse recused himself.

5. **Discussion and Possible Action Regarding:**

N/A

6. **Other Business:**

7. **Open Forum:**

N/A

8. **Future Agenda Items:**

N/A

9. **Adjourn:**

Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried 6-0:** Meeting adjourned at 8:59 p.m.

Antoinette McVeigh, Town Clerk