PLANNING COMMISSION REGULAR MEETING
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

REGULAR MEETING MINUTES

Wednesday, February 19, 2025, at 6:00 PM

Present:

Chair:	Kris Quandt
Vice-Chair:	Joe Pirrone
Commissioners:	Derek Grimes
	David Rau
	Dan Spykstra
	Julie Stout
	Kevin Udy

Absent:

Audience: Josh Olhave, Ayres, Morgan Kidder, Journey Homes, Rob Lauer, Avant Civil Group; Residents: Dave Schlosser, Christine McDaniels, Randy Nicholson, Greg Bowdish, Alex Scott, Jennifer Nethery, Jennifer Gallegos, Joel Liesman, Kaitlyn Christensen, Mike Harris, Bonnie Adams, Silvia Standke, Travis Stieben, Walter Eskridge, Garret Votruba, Kathy Spiegel, Marcilla Johnson, Mike Young

Staff:
Shani Porter, Planning Director
Sarah Jacobsen, Town Clerk
Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Mary Lynn Macsalka, Town Attorney (virtual attendance)
Erica Romberg, Interim Town Attorney
Eli Farney, Town Transportation Engineer
Chris Messersmith, Town Engineer

A. CALL TO ORDER

1. **Roll Call**

2. **Pledge of Allegiance**

3. **Approval of Agenda**

MOTION WAS MADE BY Commissioner Pirrone, seconded by Commissioner Quandt to approve the Agenda. All Commissioners present voting yes.

MOTION PASSED

4. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minute for those attending in person or an appropriate time as deemed by the Chair. The Planning Commission shall make no decisions or take action on comments, but may choose to schedule the matter for a decision later. Those addressing the Planning Commission, please state your name and address. and sign-in.

Public comment opened at 6:03 p.m., and no one in attendance wished to speak. Public comment closed at 6:03 p.m.

5. Approval of Minutes

MOTION WAS MADE BY Commissioner Pirrone, seconded by Commissioner Quandt to approve the January 15, 2025 Minutes. All Commissioners present voting yes.

MOTION PASSED

B. REGULAR MEETING

1. Appointment of Chair and Vice-Chair

- Legislative
- Staff Presentation: Shani Porter, Planning Director

The Planning Commission voted to appoint Commissioner Kris Quandt as Chair, replacing Julie Stout, and Commissioner Joe Pirrone as Vice-Chair, replacing Derek Grimes. All Commissioners present voted yes to appoint Chair Quandt and Vice-Chair Pirrone. Past Chair Stout turned the meeting over to newly appointed Chair Quandt to lead the meeting.

2. PUBLIC HEARING
Resolution No. PC 2025-04R: Preliminary Plat for Northgate Lake

- Quasi-Judicial
- Staff Presentation: Shani Porter, Planning Director

Commissioner Rau recused himself. The public hearing opened at 6:08 p.m., several residents were present for public comment:

- Dave Schlosser spoke about traffic flow concerns
- Christine McDaniels spoke in opposition and concerns about the need for more schools for all the residents this development will bring.
- Randy Nicholson spoke in opposition, mentioning the buffer between Settlers Landing and other buildings, fencing, and drainage concerns, and agreed with previous comments.
- Greg Bowdish spoke about buffer and drainage concerns.
- Alex Scott spoke in opposition to the Metro District and spoke of his concerns for the future homeowners.
- Jennifer Nethery spoke about her concerns with increased traffic, not enough outdoor recreation for older kids, the need for community pools, and spoke about commercial plot concerns.
- Jennifer Gallegos, concerns with small lot sizes and wants the school built first.
- Joel Liesman spoke about public safety concerns with multifamily units.
- Kaitlyn Christensen, concerned with the quality of homes being built and their longevity.

- Mike Harris agreed with previous comments, and believes the reservoir is 50-60% of the plat footprint. Mr. Harris spoke about seepage concerns and asked who is responsible; also mentioned flooding concerns.
- Bonnie Adams spoke about the existing traffic issues/congestion in that area and is concerned about the increase this development will bring. Ms. Adams spoke about the need for more schools.
- Silvia Standke spoke about the need for more and bigger parks, concerns about the high number of homes and concerns about Police Department support, asked if PD operations will increase.
- Travis Stieben spoke of concerns about the increase in population and water pricing increases.
- Walter Eskridge asked if the development has to be a Metro District, is the School District on board, and spoke about the increase of traffic.
- Garret Votruba agreed with everyone who has commented and spoke about building the school first and traffic concerns.
- Kathy Spiegel sah live in Severance for 25 Lears and is concerned with the builder and their reputation. Wants building to stop.
- Marcilla Johnson spoke about comminute needs, traffic and taxing concerns.
- Mike Young spoke about water safety and the buffering concerns.

The public hearing closed at 7:32 p.m.

MOTION WAS MADE BY Commissioner Stout, seconded by Commissioner Spykstra to Approve Resolution No. PC 2025-04R: Preliminary Plat for Northgate Lake. Six Commissioners present voted yes, and Commissioner Rau recused himself.

MOTION PASSED

3. **PUBLIC HEARING**
   Resolution No. PC 2025-05R: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Article 3
   - Legislative
   - Staff Presentation: Shani Porter, Planning Director

   The public hearing opened at 7:44 p.m., no members of the public commented and the public hearing closed at 8:17 p.m.

   MOTION WAS MADE BY Vice Chair Pirrone, seconded by Commissioner Stout to Approve Resolution No. PC 2025-05R: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Article 3. All Commissioners present voting Yes.

   MOTION PASSED

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Attorney

   Town Attorney Mary Lynn Macsalk introduced Interim Town Attorney Erica Romberg and informed the Commission she will no longer be representing the Town after March. Ms. Macsalk thanked the Commission and staff.

2. Town Staff

   Planning Director Shani Porter announced the March 19th Planning Commission meeting is canceled and we will see everyone at the April 16th meeting.

3. Town Management

   Town Manager Nicholas Wharton reminded attendees of the Town Council State of the Town Meeting on February 25, 2025, at 6:00 p.m. where the public can ask questions to the Council and staff.

4. Council Members

5. Chair

D. ADJOURN

The meeting adjourned at 8:32 p.m.

PLANNING COMMISSION

Kris Quandt, Chair

ATTEST:

Sarah Jacobsen, Town Clerk

Town of Severance Town Seal
Incorporated 1920
Severance, Colorado