



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

REGULAR MEETING MINUTES
Wednesday, May 21, 2025, at 6:00 PM

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

Audience: None

Staff: Shani Porter, Planning Director
Sarah Jacobsen, Town Clerk
Regina Olson, Planner I
Josh Ohalva, Ayres Associates

A. CALL TO ORDER

1. Roll Call

PRESENT: Chair Kris Quandt, Vice-Chair Joe Pirrone, Commissioner Julie Stout, Commissioner Derek Grimes, Commissioner Kevin Udy, Commissioner David Rau (arrived at 6:02 PM)
ABSENT: Commissioner Dan Spykstra

2. Pledge of Allegiance

3. Approval of Agenda

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.

No public comment

5. Approval of Minutes 4.16.25

MOTION WAS MADE BY Vice-Chair Pirrone, seconded by Commissioner Stout to Approve the meeting Minutes 4.16.25. All Commissioners present voting Yes. Commissioner Rau was not present for this vote.

MOTION PASSED

B. REGULAR MEETING

1. PUBLIC HEARING

Resolution PC 2025- 07R: A Resolution of the Severance Planning Commission approving a Use by Special Review application to operate a Home Based Business on real property located within the Town of Severance, commonly known as 979 Mouflon Drive

- Legislative
- Staff Presentation: Regina Olson, Planner

Chair Quandt recused himself after opening the public hearing at 6:03 p.m. and Vice-Chair Pirrone took over. Regina Olson Planner I, presented to the Commission with information on the application. Applicant Jacquelyn Russell presented to the Commission and answered questions.

Public comment opened at 6:15 p.m.

- Resident Heather Lang asked if the Metro District signed off on the home-based business and the process of if the Town approves first, then the Metro District.
- Susana Pavlovich and Josh Hunter live directly behind the proposed Home Base Business and work from home, and spoke in opposition with concerns of animal noise, property value, and
- Kaitlyn Cinnamon and Thomas Bernhoft spoke in favor of the application and came to learn more about the business.

Commissioner Grimes asked for clarification about taking the dogs outside on a leash. Jacquelyn replied that as a safety measure, she always has the dogs on a leash when outside. Commissioner Rau asked for clarification on the location of the dog run. Jacquelyn responded the dog run is located on the east side of the garage.

Town Manager Nicholas Wharton replied to Ms. Lang's licensing question that an approval letter from the Metro District is in the packet, and the Town acts separately from the Metro District.

Public comment closed at 6:28 p.m.

MOTION WAS MADE BY Commissioner Stout, seconded by Commissioner Grimes to Approve Resolution PC 2025- 07R: A Resolution of the Severance Planning Commission approving a Use by Special Review application to operate a Home Based Business on real property located within the Town of Severance, commonly known as 979 Mouflon Drive with the condition labeled "e". All Commissioners present voting Yes.

MOTION PASSED

2. PUBLIC HEARING

Resolution No. PC 2025-08R: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Article 4 - Agreements and Dedications

- Legislative
- Staff Presentation: Shani Porter, Planning Director
Josh Ohalva, Town consultant with Ayres Associates, presented the redline changes to the Commission.
The public hearing opened at 6:30 p.m. No public was present for comment, and the hearing closed at 6:44 p.m.
MOTION WAS MADE BY Commissioner Grimes, seconded by Vice-Chair Pirrone to Approve Resolution No. PC 2025-08R: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Article 4 - Agreements and Dedications. 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
2. Town Staff
Planning Director Shani Porter reported to the Commission that Arbor Day was a success and provided an overview of future meetings.
3. Town Management
4. Commission Members
Commissioner Grimes announced he will not be present at the June 18, 2025.
5. Chair

D. ADJOURN

MOTION WAS MADE BY Vice-Chair Pirrone, seconded by Commissioner Stout to adjourn. All Commissioners present voting Yes. The meeting adjourned at 6:52 p.m.

MOTION PASSED

TOWN OF SEVERANCE



Kris Quandt, Chair

ATTEST


Sarah Jacobsen, Town Clerk