



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

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**REGULAR MEETING MINUTES**  
**Wednesday, June 18, 2025, at 6:00 PM**

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

**Audience:** Josh Olhava Ayres Associates, Kevin Rohrbough JR Engineering, Michael Farrington, Dayla Cook, Lisa Grimes

**Staff:**  
Nicholas Wharton, Town Manager  
Shani Porter, Planning Director  
Sarah Jacobsen, Town Clerk  
Erica Romberg, Town Attorney  
Chris Messersmith, Town Engineer

**A. CALL TO ORDER**

**1. Roll Call**

Present: Chair Kris Quant, Vice-Chair Joe Pirrone, Commissioner David Rau,  
Commissioner Dan Spykstra, Commissioner Julie Stout  
Absent: Commissioner Kevin Udy, Commissioner Derek Grimes

**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.*

## 5. Approval of May 21, 2025 Minutes

**MOTION WAS MADE BY Vice-Chair Pirrone**, seconded by Commissioner Stout to Approve the May 21, 2025 Meeting Minutes. All Commissioners present voting Yes.

**MOTION PASSED**

## B. REGULAR MEETING

### 1. Bower North Annexation

- Legislative
- Staff Presentation: Shani Porter, Planning Director

Planning Director Shani Porter and property representative Justin Hay presented on item 1 and item 2 for Bower North.

The item was opened for public comment.

1. Dayla Cook, resident, spoke of her three concerns 1) property value with multi-family, 2) who the builder will be, 3) lack of commercial.
2. Lisa Grimes, resident, spoke about traffic concerns and if a light or round-around will be included.
3. Robert Nieves, resident, spoke about rural lots on the west side, and asked if there would be development plans west of those lots.

Kevin Rohrbough with JR Engineering responded to the concerns about the traffic study. Justin Hays responded to the residential concerns and questions.

Commissioner Stout asked about the sewer capacity. Chris Messersmith responded to the question with, there are upgrade requirements the applicant is aware of, and there will be an update to the Town's IGA with Windsor for wastewater treatment. Clarification on the concept plan and approval process was provided.

**MOTION WAS MADE BY Commissioner Stout**, seconded by Commissioner Spykstra to Approve the Bower North Annexation. All Commissioners present voting Yes.

**MOTION PASSED**

### 2. PUBLIC HEARING

#### Zoning: Bower North

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

The Public hearing opened at 6:32 p.m.

No additional comments or public comment.

The Public hearing closed at 6:33 p.m.

**MOTION WAS MADE BY Vice-Chair Pirrone**, seconded by Commissioner Stout, to Approve Zoning of Bower North. All Commissioners present voting Yes.

**MOTION PASSED**

### 3. PUBLIC HEARING

#### Resolution No. PC 2025-09R: Text Amendments to the Land Use Code - Chapter 16 of the

**Severance Municipal Code for purposes of reorganizing Article 6-10 Architecture Standards, Wireless, Oil & Gas, Solar and Flood**

- Staff Presentation: Shani Porter, Planning Director  
The public hearing opened at 6:34 p.m.  
Josh Olhava presented the redline updates. No public comment.  
The public hearing closed at 6:56 p.m.

**MOTION WAS MADE BY Commissioner Stout**, seconded by Vice-Chair Pirrone to Approve Resolution No. PC 2025-09R: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Article 6-10 Architecture Standards, Wireless, Oil & Gas, Solar and Flood. 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  
Shani Porter and Nicholas Wharton presented Certificates of Service to Commissioners Joe Pirrone, Julie Stout, and two Commissioners who were not present, Kevin Udy and Derek Grimes, thanking them for their service on the Planning Commission.
3. Town Management
4. Council Members
5. Chair

**D. ADJOURN**

The meeting adjourned at 7:03 p.m.

TOWN OF SEVERANCE



Kris Quandt, Chair



ATTEST



Sarah Jacobsen, Town Clerk