



TOWN OF KEENESBURG
PLANNING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 7, 2019, 6:00 P.M.
KEENESBURG MEETING HALL
140 S. MAIN ST., KEENESBURG, CO

Call to order

The Planning Commission of the Town of Keenesburg met in a regular session, Thursday, February 7, 2019 at Keenesburg Town Hall, located at 140 South Main Street, Keenesburg Colorado 80643. Chair Howell called the meeting to order at 6:00 p.m.

Pledge of allegiance

Roll Call

Members Present: Chair John Howell, Commissioners Jason Van Meter, Kenneth Gfeller and Greg Beasley

Others Present: Town Manager, Debra Chumley; Town Planner, Todd Hodges; and Planning Staff, Christina Fernandez

Public Comments

None

New Business

a. Discussion on development/design standards

Town Planner, Todd Hodges addresses the Planning Commission regarding the design standards of the town and gives a general overview. Todd recommends the PC pass and adopt the design standards by reference to have it separated from the code. The packet shows examples of Fort Lupton residential and commercial industrial areas. Todd asks the planning commissioners to visit other communities and bring back examples of what they would like to see within the town. When listing criteria, looking at design standards, comprehensive plan, land use plan, several modifications and overall guide to shape the community. Planning and preserving and land use is the key to planning. Design standards come into play with site location, lighting, parking, landscaping, drainage, setbacks and lot coverage. Todd asks PC to document what they think works and doesn't work; ideas that sets a place to bring to this community and get a set of standards of what the community should be, old town,

dress up, keep charm? The town needs minimal standards and must be consistent and build in flexibility.

Discussions on current design standards; those addressed in the code refer to lot size, setbacks and physical attributes, they are not as strong as they should be. As a planning commission, there is tremendous responsibility, going through criteria, it needs to be updated. Chair Howell would like to see a firing range and motocross track; Commissioner Van Meter would like the town to have sidewalks. Discussions on trees and canopy over areas. Debra makes it clear that anything existing are not required to bring up to current standards, talking about forward looking. Discussions on trees and specific types that are allowed. Todd suggests making a list of the most important things missed in the community and bring examples. PC directed to email Christina with examples by February 28, 2019. Discussion on next meeting date and time, Debra suggests two meetings a month to get this going quickly. The next regular meeting, March 7, and additional special meeting scheduled for March 25, 2019 at 6 pm. Commissioner Beasley expresses his concern for two meetings a month. Debra explains this would not be permanent, just to get these standards done as there will be public hearings in April. Commissioner Beasley informs all that he will be moving out of Keenesburg in June. Commissioner Gfeller will advise Commissioner Wafel of examples for design standards.

Board Comments / Reports

Adjournment

Motion was made by Commissioner Gfeller to adjourn the meeting, with a second by Commissioner Van Meter. Motion carried 4-0; Chair Howell, Commissioners Van Meter, Gfeller and Beasley voting yes. The meeting adjourned at 7:00 p.m.

ATTEST:

John Howell
Chairperson

Christina Fernandez
Planning Staff