



TOWN OF KEENESBURG
PLANNING COMMISSION SPECIAL MEETING MINUTES
THURSDAY, JANUARY 24, 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 special session, Thursday, January 24, 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, Wilbur Wafel, Kenneth Gfeller and Greg Beasley

Others Present: Town Planner, Todd Hodges; Town Engineer, Kent Bruxvoort; Town Attorney, Nick Cotton-Baez, Kelly PC; and Planning Staff, Christina Fernandez

Public Comments

None

Approval of Minutes from November 8, 2018 and December 6, 2018

Commissioner Beasley would like December 6 minutes corrected to reflect his statement of living within 300 feet and could be fair and impartial. Commissioner Gfeller makes a motion to approve the minutes from November 8, 2018 and amend the minutes from December 6, 2018, section E to reflect Commissioner Beasley made the statement of living within 300 feet and can be fair and impartial; with a second by Commissioner Wafel. Motion carries 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes.

New Business

a. Public Hearing: Diamond K Subdivision change of zone, preliminary plan, and final plan

Chair Howell opened the public hearing at 6:03 pm and read the script of instructions and procedures of the public hearing. Chair asks for notice of

publication; Christina provided the notification dates; publication, December 29, 2018; Mailing, January 9, 2019; and Sign posting, January 14, 2019. Chair asks for the applicant to approach and present the application. Mark Kauffman, 8616 WCR 63 approaches and is sworn in. The application was changed from nine to 13 lots due to cost. Chad Cox with Western Engineering approaches and is sworn in. This project was originally designed for nine Estate lots, engineers estimates make it clear, it ended up being over 6/10 of an acre, widening of road, street lights, replacement of water main and 2 new hydrants, sanitary main, detention pond, updated to match the 13 lot layout, which matched R-1; hence the request for the change from Estate to Residential zoning.

Chair Howell opens the Public Comment portion of the public hearing; no public comment. Chair asks Town Planner for Staff Report. Todd Hodges gave an overview of the project and advises that a neighbor to the west of the property is indicating their water line is running through the property and will need a condition of approval. The neighbor will work with the Town and will need further discussion and review by Kent. Todd recommends approval with conditions that address engineering, fire district and subdivision agreement with approval by the Board. Kent Bruxvoort, Town Engineer indicates the application is complete, no technical issues, some proposed improvement with CDOT ROW and want to be sure CDOT is okay with improvements.

Chair Howell closes the Public Comment portion of the public hearing, reads from script and asks for objections to the inclusion of items presented; no objections. Chair asks for questions. Commissioner Wafel asks about the status of vacating Phippen Lane. Discussions on Phippen Lane. Todd indicates it is not a legal access. Keith Weeks, 28075 Phippen Lane, approaches the podium and is sworn in. Mr. Weeks states Phippen Lane is the only access to his property. Todd informs Mr. Weeks the portion of his access is not vacated. Mr. Weeks also advises the Planning Commission of the water line going across this subdivision. Discussions regarding the water line that connects to the Weeks property. Nick Cotton-Baez, Town Attorney, recommends Town Staff take up this discussion after the public hearing and not during the meeting. Todd recommends to add additional condition in the resolution. Nick adds it should be included in the Resolution before the final plat is issued. Discussions on Phippen Lane and was vacated 12 years ago in 2007. Nick advises on how the Planning Commission bases their decisions, whether there is going to be proper access to what is being considered here. Discussions on Fire District access and cul-de-sac. Nick stresses if there is already proper access to property through the PUD, if Phippen Lane were shut down, that everyone would still be given proper access, only a consideration as it pertains to the development. There were no comments from the School District. Chair asks for any other questions. Chair closes the public hearing at 6:28 pm.

**b. RESOLUTION PC 2019-01 A RESOLUTION
RECOMMENDING APPROVAL OF A PROPOSED REZONING
OF PROPERTY AND APPROVING A PRELIMINARY AND**

**FINAL PLAT FOR THE PROPOSED DIAMOND K
SUBDIVISION**

Commissioner Gfeller makes a motion to approve Resolution PC 2019-01 A Resolution recommending approval of a proposed rezoning of property and approving a preliminary and final plat for the proposed Diamond K Subdivision, with the condition in relation to the final plan that addresses the water line crossing the property; with a second by Commissioner Wafel. Motion carried 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes.

Board Comments / Reports

Adjournment

Motion was made by Commissioner Beasley to adjourn the meeting, with a second by Commissioner Wafel. Motion carried 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes. The meeting adjourned at 6:43 p.m.

ATTEST:

John Howell
Chairperson

Christina Fernandez
Planning Staff