



TOWN OF KEENESBURG
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JANUARY 2, 2020, 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, January 2, 2020 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 Wilbur Wafel and Commissioner Kenneth Gfeller.

Absent: Commissioner Greening

Others Present: Town Planner, Jennifer Shagin; and Planning Staff, Shawna Finkenbinder and Teri Smith.

Public Comments

None

Approval of Minutes for November 7, 2019

Commissioner Gfeller makes a motion to approve minutes for November 7, 2019 as with a second by Commissioner Wafel. Motion carries 3-0; Chair Howell, Commissioners Wafel and Gfeller.

New Business

a. Appoint Chair for 2020

Commissioner Gfeller makes motion to nominate Chair Howell with a second by Commissioner Wafel. Chair Howell accepts nomination. Roll call vote 3-0.

Old Business

b. Review Final Draft Design Standards

Jennifer Shagin, Todd Hodges Design; reviews and explains this is final version for Landscape, Lighting in Parking Lots, Parking Lots and Street Standards. Conversation on some corrections, adding more detail on lighting such as added some diagrams that illustrate the cut off points, minor items to Parking Lots requirements, added the caveat right before the table which otherwise specifies in the Town of Keenesburg Municipal Code that these are the parking lot requirements. Question from Commissioner Wafel with regards to definitions on what an Arcade means, it states series of arches. Jennifer will correct the definition of Arcade to mean a covered walkway with arches along one or both sides and Arcade as a place of business and add Video Arcade as a business. Jennifer states no changes to the Street Standards or Landscape standards and is pretty much finalized and ready for approval. Discussions on Lighting in Parking Lots in which Jennifer added more definition to it and on L. adding Town of Keenesburg and United Power. Concern from Commissioner Gfeller on lighting from an existing building on Market Street that is too bright and blinding drivers. Jennifer states that this Design Standard for new development forward so the Town would need to change the code to be enforceable for existing, she will ask Debra. Discussions on two houses, side by side should not have the same floor plan but if they flip flop would that be considered having same floor plan. Jennifer states that would be acceptable, however, she will add a caviat that identical floor plan would need to be different like adding a porch or awning, color, elevation so that it is different but floor plan can be the same and the development of being less than 10 homes. Discussion on whether carports are considered an auxiliary structure by how it is attached and constructed. Jennifer will change #e. under carports and under Lots and Blocks that any carports that deviate from the above standards will have to be approved by the Town of Keenesburg prior to construction. Jennifer recommends if Planning Commission is okay with the changes, that the Planning Commission move towards Public Hearing for Planning Commission on February 6, 2020 and on February 18, 2020 for Board of Trustees with all Commissioners all being in agreement.

Board Comments / Reports

None.

Adjournment

Motion was made by Commissioner Gfeller to adjourn the meeting, with a second by Commissioner Wafel. Motion carried 3-0; Chair Howell, Commissioners Wafel and Gfeller voting yes. The meeting adjourned at 6:53 p.m.

ATTEST:

John Howell
Chairperson

Teri Smith
Planning Staff