



TOWN OF KEENESBURG  
PLANNING COMMISSION MEETING MINUTES  
THURSDAY, JULY 9, 2020, 6:00 P.M.  
HELD AT TOWN HALL AT  
140 S. MAIN ST., KEENESBURG, CO 80643  
AND  
HELD ELECTRONICALLY at  
<https://global.gotomeeting.com/join/508455013>

**Call to order**

The Planning Commission of the Town of Keenesburg met in a regular session, Thursday, July 9, 2020, and electronically at <https://global.gotomeeting.com>. Chair Howell called the meeting to order at 6:00 p.m.

**Pledge of allegiance**

**Roll Call**

**Members Present:** Chair John Howell; Commissioners Greening, Wafel, and Gfeller.

**Members Excused:** Commissioner Finkenbinder.

**Others Present:** Town Manager, Debra Chumley; Town Planner, Todd Hodges; Town Attorney, Kent Bruxvoort, Town Engineer; and Planning Staff, Teri Smith.

**Public Comments**

None

**Approval of Minutes for May 7, 2020**

Commissioner Wafel makes a motion to approve minutes for May 7, 2020 with a second by Commissioner Gfeller. Motion carried 4-0; roll call: Chair Howell, Commissioners Greening, Wafel, and Gfeller, voting yes.

**New Business**

**A. Public Hearing: Market Street Business Park Amended  
Final Plan**

Chair Howell opened the public hearing at 6:03 p.m. and read from the script and gave instructions and procedures regarding the public hearing. Chair asks for

notice of publication: Debra provided notification dates; publication on June 19, 2020; Mailing on June 18, 2020; and Sign posting, June 26, 2020. Chair Howell asks from the Planning Commission if there are any disclosures; no disclosures. Chair Howell asks for the applicant to approach and present the application. Chad Cox of Western Engineering at 127 S. Denver Ave., Ft. Lupton, CO is sworn in and presents the application, that this project is the same project that came before the Planning Commission and The Board of Trustees previously and the only difference is that they have eliminated one of the lots on the south and the northern split it up in similar fashion going from 4 lots to a 5 lot subdivision, everything else remains the same. Todd Hodges, Town Planner presents that this submittal is an amendment to the approved final plat and the proposed changes are an additional lot and general lot layout going from 4 lots to 5 lots. Todd further explains that screened fencing and landscape buffer will be provided along western edge of the development as this was one of the conditions of the prior final plat. Discussions from the Planning Commission on where the new development is on the south or north side of lot, it is now on north side and storm drains, drainage and storm sewer easement. Chad Cox further clarifies that the easement was centered between Lots 3 and Lots 4 and now changed to between lots 4 and 5. Chad further explains information on the storm pond and how it releases the water and how much. Chair Howell closes the Public Comment portion of the hearing at 6:17 pm. Chair Howell asks for any more questions from Planning Commissions, none. Chair Howell closes the Public Hearing at 6:18 pm.

**B. RESOLUTION NO. PC2020-07 A Resolution  
Recommending approval of a Final Plat for the Market  
Street Business Center Subdivision**

Commissioner Gfeller makes a motion to approve Resolution PC2020-07 A Resolution recommending approval of a Final Plat for the Market Street Business Center Subdivision with a second by Commissioner Wafel. Motion carried 4-0; Chair Howell, Commissioners Greening, Wafel and Gfeller, voting yes.

**Old Business**

None

**Board Comments / Reports**

None

**Adjournment**

Motion was made by Commissioner Greening to adjourn the meeting at 6:21 p.m., with a second by Commissioner Wafel. Motion carried 4-0; roll call; Chair Howell, Commissioners Greening, Wafel and Gfeller, voting yes.

ATTEST:

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John Howell  
Chairperson

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Teri Smith  
Planning Staff