



TOWN OF KEENESBURG
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JULY 16, 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 16, 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, Gfeller and Finkenbinder

Others Present: Town Manager, Debra Chumley; and Planning Staff, Teri Smith.

Public Comments

None

New Business

A. Public Hearing: To Consider and Addition to the Keenesburg Code Section 16-1-70 adding a definition of Substation and Section 16-2-150 (b) adding a Substation as a Use by Right

Chair Howell opened the public hearing at 6:01 p.m. and reads from the script, gives instructions and procedures regarding the public hearing. Chair asks for notice of publication: Debra provided notification dates; publication on July 1, 2020. Chair Howell asks from the Planning Commission if there are any disclosures; no disclosures. Debra Chumley, Town Manager acting on behalf of the Town Planner, states that this is a request to amend the Municipal Code in Chapter 16 to add a definition for Substation and, also to add in the heavy industrial zone a Use by Right for Substation. Staff recommending that the

Planning Commission approve the Resolution that recommends the Ordinance to the Board of Trustees. Chair Howell opens the Public Comment portion of the hearing at 6:17 pm asks if anyone would like to speak; hearing none, Chair Howell closes public comment portion of hearing. Chair reads from the script regarding the documents in the packet and inclusions and asks if there are any objections; hearing none. Chair asks for any questions from Planning Commissions. Discussion on if this is in our code right now as a Use by Special Review and it is not currently a listed use in any of the zone districts. Chair asks for comments or statements to support or deny. Chair Howell closes the Public Hearing at 6:07 pm.

B. RESOLUTION NO. PC2020-05 A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE 2020-14 ADDING A DEFINITION OF SUBSTATION AND AS A USE BY RIGHT TO THE HEAVY INDUSTRIAL ZONE DISTRICT

Commissioner Greening makes a motion to approve Resolution PC2020-05 with a second by Commissioner Wafel. Motion carried 5-0; Chair Howell, Commissioners Greening, Wafel, Gfeller and Finkenbinder, voting yes.

C. Public Hearing: For XYZ Enterprises LLC for a second amendment of the Mediterranean Minor Subdivision for the purpose of combining two lots

Chair Howell opened the public hearing at 6:08 and reads from the script, gives instructions and procedures regarding the public hearing. Chair ask for notice of publication: Debra provided notification dates; publication on July 1, 2020; mailing date June 30, 2020 and posting date of June 26, 2020. Chair asks for any disclosures; none. Chair asks for the applicant's representative to approach, state their name and is sworn in. Tim Naylor, with Ag Professionals, 3050 67th Ave., Greeley, CO states that they are asking to be allowed to create one lot by combining lots 1 and 2. Currently a site plan review is in process with the Staff. Discussion reasons for combining the lots. Tim Naylor states that since they will be encumbering the entire parcel with the operations for the gas station, and fuel station, the Town of Keenesburg prefers to have it as one lot so other lots cannot be sold off and then would not be able to utilize the entire property. Chair ask for the Staff Report. Debra presents on behalf of Todd Hodges, presents that this application is to combine two lots into one and the applicant has a site plan that is under staff review for a fuel station and convenience store. The site plan utilizes the entirety of the two lots and is the reason to combine the lots to accommodate site plan as one parcel. Chair Howell opens the Public Comment portion of the hearing at 6:18 pm. and asks if anyone would like to speak; hearing none, Chair Howell closes public comment portion of hearing. Chair reads from the script regarding the documents in the packet and inclusions and asks if there are any objections; hearing none. Chair asks for any questions from Planning Commissions, none. Chair asks for comments or statements to support or deny. Chair Howell closes the Public Hearing at 6:19 pm.

**D. RESOLUTION PC2020-06 A RESOLUTION
RECOMMENDING APPROVAL OF A SEOND AMENDED
PLAT OF MEDITERRANEA MINOR SUBDIVISION**

Commissioner Gfeller makes a motion to approve Resolution PC2020-06 with a second by Commissioner Greening. Motion carried 5-0; Chair Howell, Commissioners Greening, Wafel, Gfeller and Finkenbinder, voting yes.

Old Business

None

Board Comments / Reports

None

Adjournment

Motion was made by Commissioner Gfeller to adjourn the meeting at 6:23 p.m., with a second by Commissioner Wafel. Motion carried 5-0; roll call; Chair Howell, Commissioners Greening, Wafel, Gfeller and Finkenbinder, voting yes.

ATTEST:

John Howell
Chairperson

Teri Smith
Planning Staff