



TOWN OF KEENESBURG  
PLANNING COMMISSION MEETING MINUTES  
THURSDAY, MARCH 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, March 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, Wilbur Wafel, Kenneth Gfeller and Greg Beasley

**Others Present:** 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 and the examples provided to Todd via email by Christina. Todd displays the information on the projector to discuss and formulate to get an idea to create a document for the Planning Commission to review. Todd suggests an open house for public input and will need time to draft a document and have graphics to show the vision. Todd will ask who provided the photo and why they chose it. Todd displayed each photo and discussed. First slide, Commissioner Van Meter asks about the example of the sidewalk with gutter, standard general residential road, the tree is too close to the sidewalk. Discussions on trees root system, property lines, curb, sidewalks and replacement. Slide: Chair Howell, likes the architecture, small shrubs, trees and landscape lines. Discussions on plan for trees and HOA to regulate timelines. Slide: Commissioner Gfeller brings photos of different clocks placed in communities. Discussion on landscaping and Main Street parking ideas. Slide: Commissioner Gfeller, commercial example

surrounded with trees. Discussions on this slide being on the west side of Interstate 25, separation and buffering. Discussions on a list of suggested landscaping, purchasing proper trees from a nursery that are suitable for the region. Slide: Commissioner Gfeller, example of a clock. Discussions on shade trees; Steamboat and Crabapple Trees are long lasting. Slide: Commissioner Gfeller provides a map of a snow route and would like it incorporated into the Town's website. Todd states the Town should have criteria as far as a hierarchy of maintenance. Slide: Commissioner Gfeller, commercial development, native landscape, great architecture. Slide: Chair Howell, trail setting, natural and manmade. Discussions on trails, open space, Comprehensive Plan and ADA Compliance. Slide: Chair Howell, some lawn and some rock garden. Discussions on dictating on landscaping; suggestions are better and giving guidelines, less water usage with bark and rock; guidelines should encourage to be water efficient. Discussions regarding types of landscaping, distances between homes, floor plans and external features. Slide: Commissioner Van Meter, example of what needs to change, need sidewalks throughout town and lights on South Cedar Street. Slide: Commissioner Van Meter gives example of tree separation, mostly for busy streets, nice design with lights. Discussions on fencing and height limitations. Discussions on next meeting, all commissioners agree to another meeting this month. Todd states he would not have enough time to prepare a decent document and would like to bring back a packet at the next scheduled meeting. Commissioner Beasley informs all that his last meeting will be in April as he is moving out of town. Commissioner Gfeller makes a motion to cancel the meeting for March 25, with a second from Commissioner Wafel. Motion carries 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley. Discussions on open house for public input. Todd will have guidelines and definitions for discussion. Discussions on railroad. Discussion on Comprehensive Plan, open space and subdivision regulations.

**Board Comments / Reports**

**Adjournment**

Motion was made by Commissioner Gfeller to adjourn the meeting, with a second by Commissioner Van Meter. Motion carried 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes. The meeting adjourned at 7:35 p.m.

ATTEST:

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John Howell  
Chairperson

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Christina Fernandez  
Planning Staff