



TOWN OF KEENESBURG
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JUNE 6, 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, June 6, 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 Kaylee Greening.

Others Present: Town Manager, Debra Chumley; Town Planner, Todd Hodges; Town Attorney; Nick Cotton-Baez; and Planning Staff, Christina Fernandez and Shawna Finkenbinder.

Public Comments

None

New Business

a. Public Hearing: RK Subdivision sketch plan

Chair Howell opens the public hearing at 6:02 p.m. and reads from the script, gives instructions regarding the public hearing. Chair asks for notification; Debra Chumley states the publication date of May 18, 2019; mailing date, May 22, 2019; and posting date of May 22, 2019. Chair Howell asks for any disclosures; none. Chair asks for the Staff Report. Town Planner, Todd Hodges gives the Staff Report. The land use application is for a subdivision sketch plan which was previously annexed and zoned heavy industrial. This submittal proposes a 7 lot commercial/industrial development on a 15.06 acre site. Staff recommends approval of the RK Subdivision sketch plan with conditions as stated in the staff report adding condition F. Submit Road Maintenance Agreement. Chair Howell opens the public comment portion of the public hearing at 6:06 p.m.

and asks if there is anyone that would like to speak; Lonnie Schneider at 30425 CR 398, Keenesburg approached the podium and expressed his concern regarding fencing requirements and how this will affect his cattle, possible suggestions; Todd Hodges states the proper steps needed to assure the proper fence needed determined by the land use and Debra Chumley states that mitigation will be done to assure proper steps are taken for all concerns. Chair closes the public comment portion of the public hearing at 6:21 p.m. Chair reads from the script regarding the documents in the packet and inclusions and asks if there are any objections, none. Chair asks for questions from the Planning Commission. Commissioner Van Meter asks if the zoning is already done, Todd Hodges confirms and further explains the usability of the lots. Chair asks for comments or statements to support or deny, none. Chair Howell closes the public hearing at 6:24 p.m.

**b. RESOLUTION NO. PC2019-06 A RESOLUTION
APPROVING A SKETCH PLAN FOR THE PROPOSED RK
SUBDIVISION**

Motion was made by Commissioner Gfeller to approve Resolution PC2019-06 with the added condition of B6 for road maintenance agreement be in place prior to final as recommended by staff as outlined, with a second by Commissioner Van Meter. Motion carried, 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Greening voting yes.

**c. Public Hearing: Market Street business park subdivision
sketch plan**

Chair Howell opens the public hearing at 6:28 p.m. and reads from the script, gives instructions regarding the public hearing. Chair asks for notification; Debra Chumley states the publication date of May 18, 2019; mailing date, May 22, 2019; and posting date of May 22, 2019. Chair Howell asks for any disclosures; none. Chair asks for the Staff Report. Town Planner, Todd Hodges gives the Staff Report. The land use application is for a subdivision sketch plan which is currently annexed and zoned Highway Commercial. This submittal proposes a 4 lot commercial development on a 9.46 acre site. Staff recommends approval of the Market Street Business Park Subdivision sketch providing a great opportunity for the town and its future. Deb states that curbs may need softened and has plans for improvement. Chair Howell opens the public comment portion of the public hearing; hearing none, Chair closes the public comment portion of the Public Hearing. Chair reads from the script regarding the documents in the packet and inclusions and asks if there are any objections, none. Chair asks for questions from the Planning Commission. Commissioner Wafel questions traffic access and impact in this area; Deb states many options

are being discussed for access and being reviewed by the Town Engineer; Todd confirms CDOT will look into traffic options. Commissioner Gfeller questions if direct access is a possibility, Todd and Deb state this is unlikely due to not having enough distance to safely add an access. Todd states that access will be refined on final engineering discussion. Further questions for surrounding areas and possible access options. Deb states purposed points of access will be Road 18 and purposed name, Veterans Drive for points of access and egress. Commissioner Wafel questioned drainage plan and possible catch ponds. Todd Hodges states the drainage will be refined on final engineering. Chair asks for comments or statements to support or deny, none. Chair Howell closes the public hearing at 6:46 p.m.

**d. RESOLUTION NO. PC2019-07 A RESOLUTION
APPROVING A SKETCH PLAN FOR THE PROPOSED
MARKET STREET BUSINESS PARK SUBDIVISION**

Motion was made by Commissioner Wafel to approve Resolution PC2019-07, with a second by Commissioner Greening. Motion carried, 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Greening voting yes.

e. Proposed Landscape/Design Standards

Deb asks board if there is any further need for Town Attorney; Nick Cotton-Baez, Nick is dismissed and leaves the meeting at 6:48 p.m. Todd Hodges, Town Planner presents the staff report and the project description on Parks, Trails and Open Space. Town Planner, Todd Hodges explains requirements for design standards. Discussion on language for red line; line 6 and options for verbage on Certified Landscape Architect. Further discussions on pocket parks, HOA maintenance, linear parks, community parks, small trails. Planning committee agrees to have Town Planner, Todd Hodges and Town Engineer, Kent Bruxvoort further discuss landscape designs and to re-meet on the topic at the next Planning Commission Meeting.

Board Comments / Reports

None

Adjournment

Motion was made by Commissioner Gfeller to adjourn the meeting, with a second by Commissioner Greening. Motion carried 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes. The meeting adjourned at 7:50 p.m.

ATTEST:

John Howell
Chairperson

Shawna Finkenbinder
Planning Staff