



**TOWN OF KEENESBURG
PLANNING COMMISSION MEETING MINUTES
THURSDAY, SEPTEMBER 5, 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, September 5, 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 VanMeter, Wilbur Wafel, Ken Gfeller and Kaylee Greening

Others Present: Town Manager, Debra Chumley; Town Planner, Todd Hodges; Town Planner, Jennifer Baker; and Planning Staff, Shawna Finkenbinder

Public Comments

Approval of Minutes from March 7, 2019 and April 4, 2019

Deb Chumley stated the correct Minutes should be May 2, 2019 not March 7, 2019 as stated on the Agenda. Commissioner Gfeller makes a motion to approve minutes for May 2, 2019 and March 7, 2019 as is with a second by Commissioner Wafel. Motion carries 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Greening voting yes.

New Business

a. Review to Comprehensive Plan Map

Todd Hodges, Town Planner presents the current Comprehensive Map to the Planning Commission explaining upcoming changes and vision of the future.

Todd Hodges presents the new Comprehensive Map showing proposed changes.

Discussions on suggested changes, removal of unnecessary information and make zoning more clear. Todd Hodges asks the Planning Commission for proposals to

present suggested changes in the October meeting. Todd suggested that the Comprehensive Map should be a guide not a zoning map. Commissioner Wafel questions zoning areas, State owned and State leased land. Todd asks for further questions and direction on the Comprehensive Map changes, he suggests to simplify the map. Chair Howell clarifies that Todd Hodges' recommendation is to refine the map with more broader strokes verses finer details, Todd agrees. Chair agrees to proceed with simpler clarification of the map. Commissioner Greening questions the map and if the Town area is appropriate in size; Todd and Deb agree that the main town area is appropriately sized on the map. Deb questions current zoning for Commercial and Industrial Highway, Todd explains the zoning will be of higher use. Todd Hodges confirms to present the revised Comprehensive Map to the October 3rd meeting for final review and a Public Hearing.

Old Business

b. Review proposed landscape/design standards redlines

Jennifer Baker, Todd Hodges Design, presents the revisions made from the last meeting; requests on motorcycle parking and ROW's and pointed out the addition of back alley safety and cosmetic ideas. Jennifer asks for any questions or further direction on landscape and design standards as noted in presented packet. Todd Hodges proposed to bring the next section of Design Standards, Block and Neighborhood Plan. Discussion on lighting. Deb suggests adding language to require LED lighting for all future developments, which is more economical for the Town. Chair questions if we can suggest all present lights be changed out with LED lights; discussion on involvement to make that possible and that we are trying to move that direction. Todd states that the design standards are coming together, and the goal is to get the design standards adopted by the end of the year. Commissioner Greening questions 19J – Motorcycle, Scooter, ATV sales or rental, is this for definition; Jennifer Baker confirms this is for definition. Jennifer Baker explains off-street parking and specifics on motorcycle parking. Jennifer states the last portion of design standards will be presented at the October 3, 2019 meeting allowing for all the design standards to be available to make a motion for approval at the November 7, 2019 Planning Commission Meeting. Chair Howell asks if this concludes the proposed design standards, Jennifer explains there will be some review and the last portion to present for landscape and block diversity. Continued conversation regarding design standards to be presented and at the next meeting.

Board Comments / Reports

Adjournment

Motion was made by Commissioner Gfeller to adjourn the meeting, with a second by Commissioner Greening. Motion carried 5-0; Chair Howell, Commissioners VanMeter, Wafel, Gfeller and Greening voting yes. The meeting adjourned at 6:50 p.m.

ATTEST:

John Howell
Chairperson

Shawna Finkenbinder
Planning Staff