



# Planning and Zoning Commission

## Minutes

Monday, February 27, 2023 at 6:30 pm

**PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.**

**THANK YOU**

### 1. Meeting Information

207 Muegge Way, Bennett, CO 80102

### 2. Call to Order

Chair

#### a. Roll Call

**Minutes:**

**Present:**

Martin Metsker

Gino Childs

Grider Lee

James Delaney - Excused

Wayne Clark

Rachel Connor

Scott Smith - Unexcused

**Staff Present:**

Steve Hebert, Planning Manager

Chad Bunger, Community and Economic Development Director

Dan Giroux, Town Engineer

Savannah Vickery, Secretary

Mike Heugh, Traffic Engineer

**Public Present:**

Nirav Patel

Kevin Barney

### 3. Approval of Agenda

Chair

**Minutes:**

**COMMISSIONER CLARK MOTIONED, COMMISSIONER CHILDS SECONDED** to approve the

agenda as amended by adding the public hearing script for Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations:

Ayes: Connor, Lee, Metsker, Clark, Childs

Nays: None

Absent: Smith, Delaney

Martin Metsker, Chairman, declared the motion carried by unanimous vote.

#### 4. Consent Agenda

Chair

**Minutes:**

**COMMISSIONER CLARK MOVED, COMMISSIONER CHILDS SECONDED** to approve the consent agenda. The voting was as follows:

Ayes: Lee, Metsker, Clark, Childs, Connor

Nays: None

Absent: Smith, Delaney

Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:** Approval of November 21, 2022, Regular Meeting Minutes

**a. November 21, 2022 - Regular Meeting Minutes**

### Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us for our Town of Bennett Planning and Zoning Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

### Regular Business

#### 5. Action/Discussion Item

**a. Election of Chair and Vice-Chair**

**Minutes:**

**COMMISSIONER CHILDS MOVED, COMMISSIONER LEE SECONDED** to approve Martin Metsker as the Chair for the Planning and Zoning Commission:

Ayes: Lee, Metsker, Clark, Childs, Connor

Nays: None

Absent: Smith, Delaney

Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:** Election of Martin Metsker to Chairperson of the Planning and Zoning Commission.

**COMMISSIONER CHILDS MOVED, COMMISSIONER CLARK SECONDED** to approve Grider Lee as the Vice Chair for the Planning and Zoning Commission:  
Ayes: Lee, Metsker, Clark, Childs, Connor  
Nays: None  
Absent: Smith, Delaney  
Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:**  
Election of Grider Lee to Vice Chairperson of the Planning and Zoning Commission.

**b. Antelope Hills Filing No. 3 Sketch Plan**

**Minutes:**  
Steve Hebert, Planning Manager, presented the Antelope Hills Filing No. 3 Sketch Plan.  
No action was needed.

**6. Public Hearing**

**a. Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations**

**Minutes:**  
Martin Metsker, Chairman, called the matter of Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations to order.  
  
The public hearing was opened at 7:04 p.m.  
  
Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on February 10, 2023. Legal #2783.  
  
Steve Hebert, Planning Manager, presented the proposed sign code updates to the Commission.  
  
**COMMISSIONER CLARK MOTIONED, COMMISSIONER CHILDS SECONDED** to continue the public hearing on the proposed amendments to Chapter 16 of the Bennett Municipal Code concerning sign regulations until March 27, 2023 at 6:00 PM at Bennett Town Hall.  
Ayes: Lee, Metsker, Clark, Childs, Connor,  
Nays: None  
Absent: Smith, Delaney  
Martin Metsker, Chairman, declared the motion passed unanimously.

**7. Town Development Updates**

**Minutes:**  
Steve Hebert, Planning Manager, presented an update on Development occurring around Town.  
No action was needed.

**8. Commissioner Comments/Reports**

**9. Adjournment**

**Minutes:**

**COMMISSIONER CLARK MOTIONED, COMMISSIONER CHILDS SECONDED** to adjourn the meeting. The meeting was adjourned at 7:35 p.m. Voting was as follows:

Ayes: Metsker, Childs, Connor, Lee, Clark

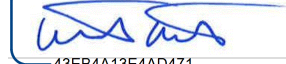
Nays: None

Absent: Smith, Delaney

Martin Metsker, Chairman, declared the motion carried by unanimous vote.

**Minutes Approved:**

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Martin Metsker, Chair

DocuSigned by:



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Savannah Vickery, Secretary

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Contact: Savannah Vickery (svickery@bennett.co.us 1 303 644 3249 x1032) | Minutes published on 05/25/2023,  
adopted on 03/27/2023