

**TOWN OF BENNETT, COLORADO
PLANNING & ZONING COMMISSION
Regular Meeting
March 21, 2022**

1. CALL TO ORDER

The Planning & Zoning Commission of the Town of Bennett met in regular session on Monday, March 21, 2022, via hybrid meeting. Chair Martin Metsker called the meeting to order at 6:20 p.m. The following persons were present upon the call of the roll:

Chair: Martin Metsker

Commissioners: Gino Childs
Rachel Connor
James Delaney
Scott Smith
Grider Lee - *Unexcused*
Wayne Clark - *Excused*

Staff Present: Steve Hebert, *Planning and Economic Development Manager*
Dan Giroux, *Town Engineer*
Savannah Vickery, *Secretary*

Public Present: Mike Heugh, John Cheney, Brian Clerico

2. APPROVAL OF AGENDA

COMMISSIONER DELANEY MOVED, COMMISSIONER CHILDS SECONDED to approve the agenda as presented. Voting was as follows:

YES: Childs, Connor, Delaney, Metsker, Smith
NO: None
UNEXCUSED: Lee
EXCUSED: Clark

Chair Martin Metsker declared the motion carried by unanimous vote.

3. APPROVAL OF CONSENT AGENDA

COMMISSIONER CHILDS MOVED, COMMISSIONER DELANEY SECONDED to approve the consent agenda as presented. Voting was as follows:

YES: Connor, Delaney, Metsker, Smith, Childs
NO: None
UNEXCUSED: Lee
EXCUSED: Clark

Chair Martin Metsker declared the motion carried by unanimous vote.

1. **Action:** Approval of February 28, 2022 meeting minutes

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments on items not on the agenda presented.

5. REGULAR BUSINESS

A. Public Hearing(s)

1. Case No. 21.24 Bennett Crossing Filing No. 5, Final Plat

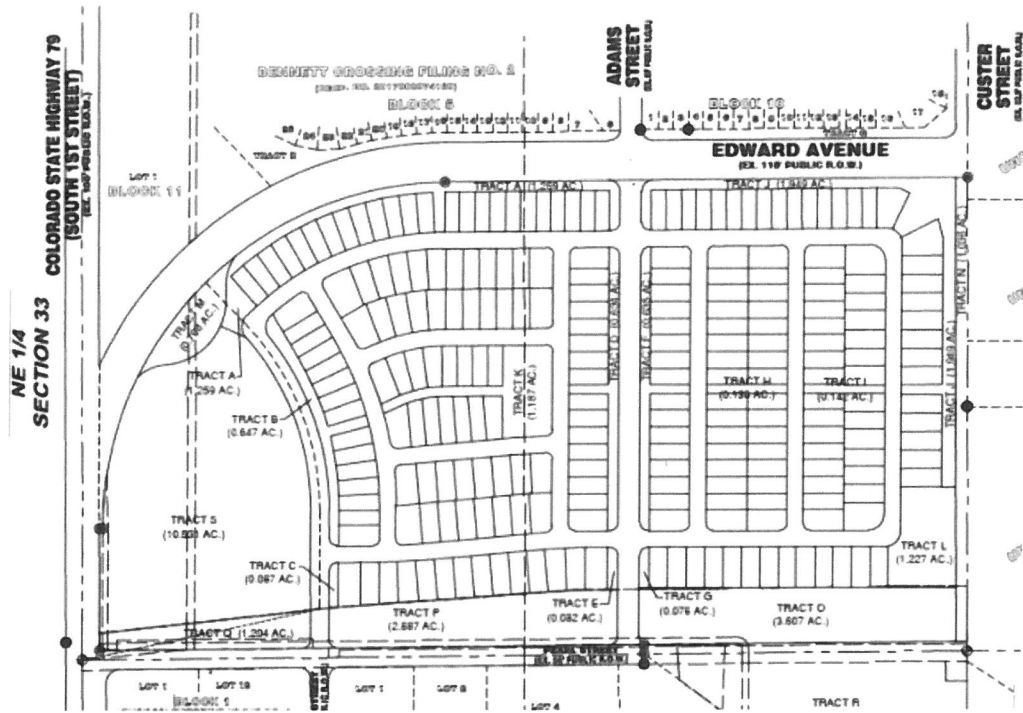
Resolution No. 2022-08 - A Resolution Recommending Approval of the Final Plat for the Bennett Crossing Filing No. 5 Subdivision

Chair Martin Metsker opened the public hearing on Case No. 21.24 Bennett Crossing Filing No. 5, Final Plat at 6:23 p.m.

Secretary, Savannah Vickery, stated for the record the Notice of Public Hearing was posted in accordance with State Statute and published in the Eastern Colorado News, March 4, 2022. Legal #2608.

Steve Hebert, Planning and Economic Development Manager reported to the Commission the applicant has submitted a final plat application to subdivide 83.9 acres for 243 single-family detached lots; various tracts for open space, landscaping, transportation and storm drainage; and two tracts for future development. The property is located at the southeast corner of South 1st Street/CO Highway 79 and Edward Avenue and immediately south of the LGI's Bennett Crossing Filing 2 residential neighborhood. The Planning and Zoning Commission reviewed a sketch plan for the project on February 21, 2021.

The map below shows the proposed lot layout and street configuration.



APPLICANT PRESENTATION

There was no presentation made by the applicant.

PUBLIC COMMENTS

There were no public comments presented.

Chair Martin Metsker closed the public hearing at 6:40 p.m.

COMMISSIONER CHILDS MOVED, COMMISSIONER SMITH SECONDED to approve Resolution No. 2022-08 – A resolution recommending approval of the Final Plat for the Bennett Crossing Filing No. 5 Subdivision with the following conditions:

Before recording the plat, the applicant shall update plat notes related to tracts, easements, and maintenance in a manner directed by the Town Engineer and make other minor modifications as directed by Town Staff, Engineer, and Attorney. Voting was as follows:

- YES: Delaney, Metsker, Smith, Childs, Connor
- NO: None
- UNEXCUSED: Lee
- EXCUSED: Clark

Chair Martin Metsker declared the motion passed unanimously.

6. STAFF REPORTS

There were no reports provided.

7. COMMISSIONER COMMENTS/REPORTS

There were no reports provided.

8. ADJOURNMENT

COMMISSIONER SMITH MOVED, COMMISSIONER METSKER SECONDED to adjourn the meeting.

The meeting was adjourned at 6:43 p.m. Voting was as follows:

YES: Delaney, Metsker, Smith, Childs, Connor

NO: None

UNEXCUSED: Lee

EXCUSED: Clark

Chair Martin Metsker declared the motion passed unanimously.


Savannah Vickery, Secretary


Chair, Martin Metsker

