



Planning and Zoning Commission

Minutes

Monday, March 27, 2023 at 6:00 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 - Excused

Grider Lee - Arrived at 6:02 PM

James Delaney

Wayne Clark

Rachel Connor

Scott Smith

Staff Present:

Steve Hebert, Planning Manager

Chad Bunger, Community and Economic Development Director

Greg Thompson, Planning Manager

Savannah Vickery, Secretary

Mike Heugh, Traffic Engineer

Public Present:

Gary Walter

Chris McGranahan

Michael Blumenthal

Kurt Moje

Harvey Deutsch

John Vitella

3. Approval of Agenda

Chair

Minutes:

COMMISSIONER CLARK MOTIONED, COMMISSIONER DELANEY SECONDED to approve the agenda as presented:

Ayes: Connor, Delaney, Metsker, Clark, Smith

Nays: None

Absent: Lee, Childs

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

4. Consent Agenda

Chair

Minutes:

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

Ayes: Lee, Metsker, Clark, Connor, Smith, Delaney

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:** Approval of February 27, 2023, Regular Meeting Minutes

a. February 27, 2023 - 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. Public Hearing

a. Case No. 21.08 - Bennett Ranch C to R-3 Rezoning

Resolution No. 2023-01 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of a Rezoning for 6.84 Acres in the Bennett Ranch Filing No. 1 Subdivision

Minutes:

Martin Metsker, Chairman, called the matter of Case No. 21.08 - Bennett Ranch C to R-3 Rezoning to order.

The public hearing was opened at 6:06 p.m.

Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on March 10 and March 24. Legal #2791.

Steve Hebert, Planning Manager, presented the Bennett Ranch C to R-3 Rezoning.

The public hearing was closed at 6:32 p.m.

COMMISSIONER DELANEY MOTIONED, COMMISSIONER LEE SECONDED to recommend approval of Resolution No. 2023-01 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of a Rezoning For 6.84 Acres in the Bennett Ranch Filing No. 1 Subdivision.

Ayes: Lee, Metsker, Clark, Delaney, Connor, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion passed unanimously.

b. Case No. PZ2022-0016 - Muegge Farms Filing No. 7 Final Plat

Resolution No. 2023-02 - A Resolution Recommending Approval of the Final Plat for Muegge Farms Filing No. 7 Subdivision

Minutes:

Martin Metsker, Chairman, called the matter of Case No. PZ2022-0016 - Muegge Farms Filing No. 7 Final Plat to order.

The public hearing was opened at 6:33 p.m.

Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on March 10. Legal #2792.

Steve Hebert, Planning Manager, presented the Muegge Farms Filing No. 7 Final Plat.

The public hearing was closed at 6:57 p.m.

COMMISSIONER LEE MOTIONED, COMMISSIONER CLARK SECONDED to recommend approval of Resolution No. 2023-02 - A Resolution Recommending Approval of the Final Plat for Muegge Farms Filing No. 7 Subdivision.

Ayes: Lee, Metsker, Clark, Delaney, Connor, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion passed unanimously.

c. Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations - To be continued

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 7:00 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, referred to the presentation from the last commission meeting.

COMMISSIONER LEE MOTIONED, COMMISSIONER CONNOR SECONDED to continue the public hearing on the proposed amendments to Chapter 16 of the Bennett Municipal Code concerning sign regulations until April 17, 2023 at 6:00 PM at Bennett Town Hall.

Ayes: Lee, Metsker, Clark, Delaney, Connor, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion passed unanimously.

6. Town Development Updates

Minutes:

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

7. Commissioner Comments/Reports

Minutes:

No reports were presented.

8. Adjournment

Minutes:

COMMISSIONER CLARK MOTIONED, COMMISSIONER LEE SECONDED to adjourn the meeting.

The meeting was adjourned at 7:11 p.m. Voting was as follows:

Ayes: Metsker, Delaney, Connor, Lee, Clark, Smith

Nays: None

Absent: Childs

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

Minutes Approved:

DocuSigned by



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Martin Metsker, Chair

DocuSigned by



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Savannah Vickery, Secretary

Contact: Savannah Vickery (svickery@bennett.co.us 1 303 644 3249 x1032) | Minutes published on 05/02/2023,
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