



Planning and Zoning Commission

Minutes

Monday, May 23, 2022 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

Wayne Clark - Left at 6:47 p.m.

James Delaney

Grider Lee - Arrived at 6:08 p.m.

Scott Smith

Rachel Connor - Unexcused

Staff Present:

Steve Hebert, Planning & Economic Development Manager

Taeler Houlberg, Administrative Services Director

Dan Giroux, Town Engineer

Mike Heugh, Town Traffic Engineer

Savannah Vickery, Secretary

Public Present:

Chris McGranahan

Paul Shukas

Jim Marshall

John Vitella

3. Approval of Agenda

Chair

Minutes:

COMMISSIONER CLARK MOTIONED, COMMISSIONER CHILDS SECONDED to

approve the agenda as presented:

Ayes: Childs, Clark, Delaney, Metsker, Smith

Nays: None

Absent: Lee

Unexcused: Connor

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

4. Approval of Consent Agenda

Chair

a. March 21, 2022 - Regular Meeting Minutes

Minutes:

COMMISSIONER CLARK MOVED, COMMISSIONER CHILDS SECONDED to

approve the consent agenda. The voting was as follows:

Ayes: Delaney, Metsker, Smith, Childs, Clark

Nays: None

Absent: Lee

Unexcused: Connor

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

A. Action: Approval of March 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. Public Hearing

a. Recommended Updates to Chapter 16, Articles 1 and 2 of the Bennett Municipal Code

Resolution No. 2022-09 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Regarding General

Provisions and Zoning

Minutes:

Martin Metsker, Chairman, called the matter of the updates to Chapter 16 Articles 1 and 2 of the Bennett Municipal Code to order.

The public hearing was opened at 6:03 p.m.

Savannah Vickery, Secretary, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on May 6, 2022 and May 13, 2022. Legal #2644.

Taeler Houlberg, Administrative Services Director, presented the proposed updates to Chapter 16 Articles 1 and 2 of the Bennett Municipal Code. Updates included adding or clarifying definitions, fixing grammatical errors, and updating language related to processes and land uses for additional clarity. Staff also proposed adopting a new zoning district, R-1A Alternate Low Density Residential District, to meet market demand for smaller residential lots, while maintaining the vision for lower density residential zones.

PUBLIC COMMENTS

No public comments were presented.

The public hearing was closed at 6:24 p.m.

COMMISSIONER CHILDS MOVED, COMMISSIONER LEE SECONDED to recommend approval of an ordinance amending Chapter 16 of the Bennett Municipal Code regarding General Provisions and Zoning. The voting was as follows:

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

Nays: None

Unexcused: Connor

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

6. Action/Discussion Item

a. Case No. 22.14 - Muegge Farms Planning Area 1 (PA-1) Sketch Plan

Minutes:

Steve Hebert, Planning and Economic Development Manager, presented Case No. 22.14 - Muegge Farms Planning Area 1 (PA-1) Sketch Plan
No action was needed.

b. Update of Telecommunications Regulations in Chapter 16 of the Bennett Municipal Code

Minutes:

Steve Hebert, Planning and Economic Development Manager, presented

updates to the telecommunications regulations in Chapter 16 of the Bennett Municipal Code.

No action was needed.

7. Commissioner Comments/Reports

8. Adjournment

Minutes:

COMMISSIONER LEE MOVED, COMMISSIONER DELANEY SECONDED to adjourn the meeting. The meeting was adjourned at 7:15 p.m. Voting was as follows:

Ayes: Smith, Childs, Delaney, Lee, Metsker


Nays: None

Absent: Clark

Unexcused: Connor

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

Contact: Savannah Vickery (svickery@bennett.co.us 1 303 644 3249 x1032) | Minutes published on 06/23/2022, adopted on 06/27/2022

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