



# Planning and Zoning Commission

Minutes

Monday, June 27, 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

James Delaney

Grider Lee - Excused

Scott Smith

Rachel Connor

**Staff Present:**

Steve Hebert, Planning & Economic Development Manager

Dan Giroux, Town Engineer

Melinda Culley, Town Attorney

Savannah Vickery, Secretary

**Public Present:**

Blane Robin Francis

Angie Francis

Jeff Planck

John Vitella

Tom Ragonetti

Lowell Piland

Russel MacLennan

Alberta Trujillo

Ed Trujillo

Jeff Vogel  
Cooper Raines  
Shawn Capps  
Jamie Capps  
Larry Evans  
Iris Evans

### 3. Approval of Agenda

Chair

**Minutes:**

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

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

Nays: None

Absent: Lee

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

### 4. Consent Agenda

Chair

**a. May 23, 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, Connor

Nays: None

Absent: Lee

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

**A. Action: Approval of May 23, 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. Case No. 22.16 - Kiowa Creek Preserve Planned Development - PD Zoning

Resolution No. 2022-11 - A Resolution Recommending Approval of Zoning for Property Annexed to the Town of Bennett Known as the Kiowa Creek Annexation Nos. 1-3 and Recommending Approval of an Outline Development Plan for such Property

##### **Minutes:**

Martin Metsker, Chairman, called the matter of Case 22.16 - Kiowa Creek Preserve Planned Development - PD Zoning 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 20, May 27, June 3, June 10, and June 17, 2022. Legal #2648.

Steve Hebert, Planning and Economic Development Manager, presented the proposed zoning for the property.

##### **PUBLIC COMMENTS**

Alberta Trujillo and Ed Trujillo of 3770 Provost Rd, Bennett, CO provided comments related to diminishing wildlife, increased traffic impact on roads, rate of growth, and water source considerations.

Larry Evans of 3420 HWY 79, Bennett, CO provided comments related residential density, storm water impact, and water rights.

Blane Francis of 3900 HWY 79, Bennett, CO, provided comments on the presence of wildlife, and losing hunting land.

The public hearing was closed at 7:04 p.m.

**COMMISSIONER CHILDS MOVED, COMMISSIONER CLARK SECONDED** to recommend approval of Resolution No. 2022-11 - A Resolution Recommending Approval of Zoning for Property Annexed to the Town of Bennett Known as the Kiowa Creek Annexation Nos. 1-3 and Recommending Approval of an Outline Development Plan for Such Property. The voting was as follows:

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

Nays: None

Absent: Lee

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

#### b. Case No. 22.18 - Bennett Farms Planned Development - PD Zoning

Resolution No. 2022-10 - A Resolution Recommending Approval of Zoning for Property Annexed to the Town of Bennett Known as the Bennett Farms Annexation Nos. 1 and 2 and Recommending Approval of an Outline Development Plan for such Property

**Minutes:**

Martin Metsker, Chairman, called the matter of Case 22.18 - Bennett Farms Planned Development - PD Zoning to order.

The public hearing was opened at 7:14 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 20, May 27, June 3, June 10, and June 17, 2022. Legal #2647.

Steve Hebert, Planning and Economic Development Manager, presented the proposed zoning for the property.

**PUBLIC COMMENTS**

Lowell Piland of 43651 E 38th Ave, Bennett, CO, provided comments related to increased traffic on 38th and concerns of dust, chemicals, and noise both from and affecting his property.

The public hearing was closed at 7:52 p.m.

**COMMISSIONER CHILDS MOVED, COMMISSIONER CLARK SECONDED** to recommend approval of Resolution No. 2022-10 - A Resolution Recommending Approval of Zoning for Property Annexed to the Town of Bennett Known as the Bennett Farms Annexation Nos. 1 and 2 and Recommending Approval of an Outline Development Plan for Such Property. The voting was as follows:

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

Nays: None

Absent: Lee

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

**6. Commissioner Comments/Reports**

**7. Adjournment**

**Minutes:**

**COMMISSIONER CLARK MOVED, COMMISSIONER CHILDS SECONDED** to adjourn the meeting. The meeting was adjourned at 7:58 p.m. Voting was as follows:

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

Nays: None

Absent: Lee

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