



Planning and Zoning Commission

Minutes

Monday, July 18, 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 - Excused

James Delaney

Grider Lee

Scott Smith - Excused

Rachel Connor

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:

Jerry Walls

Kayle Walls

Lindsay Walls

Mark Zuber

Jerry Yokun

Dianne Yokun

Steven Wilson

John Vitella
Kurt Rotering
Chris McGranahan
Gary Walter
Paul Shoukas
Steve Walters

3. Approval of Agenda

Chair

Minutes:

COMMISSIONER CONNOR MOTIONED, COMMISSIONER LEE SECONDED to approve the agenda as presented:

Ayes: Childs, Connor, Delaney, Lee, Metsker

Nays: None

Absent: Clark, Smith

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

4. Consent Agenda

Chair

a. June 27, 2022 - Regular Meeting Minutes

Minutes:

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

Ayes: Delaney, Lee, Metsker, Childs, Connor

Nays: None

Absent: Clark, Smith

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

Action: Approval of June 27, 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.

5. Public Hearing

a. Case No. 22.22 - Love's Filing 1 Subdivision Final Plat

Resolution No. 2022-12 - A Resolution Recommending Approval of the Final Plat for Love's Filing 1

Minutes:

Martin Metsker, Chairman, called the matter of Case 22.22 - Love's Subdivision Final Plat to order.

The public hearing was opened at 6:04 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 June 24, 2022. Legal #2663.

Steve Hebert, Planning Manager, presented the combined reports for the Love's Subdivision Final Plat and Conditional Use Permit for expanded parking.

PUBLIC COMMENTS

There were no public comments provided.

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

COMMISSIONER CONNOR MOVED, COMMISSIONER DELANEY SECONDED

to recommend approval of Resolution No. 2022-12 - A Resolution Recommending Approval of the Final Plat for Love's Filing 1. The voting was as follows:

Ayes: Metsker, Connor, Delaney

Nays: Childs, Lee

Absent: Clark, Smith

Martin Metsker, Chairman, declared the motion passed 3 to 2.

b. Case No. 22.24 - Love's Conditional Use Permit for Expanded Truck Parking

Resolution No. 2022-13 - A Resolution Recommending Approval of Love's Conditional Use Permit for Expanded Truck Parking.

Minutes:

Martin Metsker, Chairman, called the matter of Case 22.24 - Love's Conditional Use Permit for Expanded Truck Parking to order.

The public hearing was opened at 7:03 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 June 24, 2022. Legal #2663.

Steve Hebert, Planning Manager, referred to the previous combined presentation for Love's Subdivision Final Plat and Conditional Use Permit for Extended Parking.

PUBLIC COMMENTS

There were no public comments provided.

The public hearing was closed at 7:06 p.m.

COMMISSIONER DELANEY MOVED, COMMISSIONER CONNOR SECONDED

to recommend approval of Resolution No. 2022-13 - A Resolution Recommending Approval of Love's Conditional Use Permit for Expanded Truck Parking. The voting was as follows:

Ayes: Metsker, Connor, Delaney

Nays: Childs, Lee

Absent: Clark, Smith

Martin Metsker, Chairman, declared the motion passed 3 to 2.

c. Case No. 22.12 - Walls Subdivision Final Plat

Resolution No. 2022-14 - A Resolution Recommending Approval of a Final Plat for Walls Subdivision.

Minutes:

Martin Metsker, Chairman, called the matter of Case 22.12 - Walls Subdivision Final Plat to order.

The public hearing was opened at 7:08 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 July 1, 2022. Legal #2666.

Steve Hebert, Planning Manager, presented the combined presentation for the proposed Final Plat and proposed Rezoning for the property.

PUBLIC COMMENTS

There were no public comments presented.

The public hearings were closed at 7:35 p.m.

COMMISSIONER CONNOR MOVED, COMMISSIONER LEE SECONDED

to recommend approval of Resolution No. 2022-14 - A Resolution Recommending Approval of a Final Plat for Walls Subdivision. The voting was as follows:

Ayes: Metsker, Childs, Connor, Delaney, Lee

Nays: None

Absent: Clark, Smith

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

d. Case No. 22.13 - Walls Industrial Rezoning

Resolution No. 2022-15 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of a Rezoning for Lot 1 of Walls Subdivision.

Minutes:

Martin Metsker, Chairman, called the matter of Case 22.13 - Walls Industrial Rezoning to order.

The public hearing was opened at 7:09 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 July 1, 2022. Legal #2666.

Steve Hebert, Planning Manager, presented the combined presentation for the proposed Rezoning and the Final Plat for the property.

PUBLIC COMMENTS

There were no public comments presented.

The public hearings were closed at 7:35 p.m.

COMMISSIONER DELANEY MOVED, COMMISSIONER LEE SECONDED to recommend approval of Resolution No. 2022-15 - A Resolution Recommending Approval of a Rezoning for Lot 1 of Walls Subdivision. The voting was as follows:

Ayes: Metsker, Childs, Connor, Delaney, Lee

Nays: None

Absent: Clark, Smith

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

e. Recommended Updates to Chapter 16 of the Bennett Municipal Code Related to Telecommunications Facilities

Resolution No. 2022-16 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities

Minutes:

Martin Metsker, Chairman, called the matter of Recommended Updates to Chapter 16 of the Bennett Municipal Code Related to Telecommunications Facilities to order.

The public hearing was opened at 7:38 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 July

1, 2022. Legal #2667.

Steve Hebert, Planning Manager, presented the proposed updates to Chapter 16 of the Municipal code related to Telecommunications Facilities.

PUBLIC COMMENTS

There were no public comments presented.

The public hearing was closed at 7:53 p.m.

COMMISSIONER LEE MOVED, COMMISSIONER DELANEY SECONDED to recommend approval of Resolution No. 2022-16 - A Resolution Recommending Approval of a an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities. The voting was as follows:

Ayes: Metsker, Childs, Connor, Delaney, Lee

Nays: None

Absent: Clark, Smith

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

6. Action/Discussion Item

a. Case No. 22.21 - Muegge Farms Filings 5 & 6 Sketch Plan

Minutes:

Steve Hebert, Planning Manager, presented Case No. 22.21 - Muegge Farms Filings 5 & 6 Sketch Plan. The applicant also provided a presentation.

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 8:13 p.m. Voting was as follows:

Ayes: Metsker, Childs, Connor, Delaney, Lee

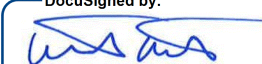
Nays: None

Absent: Clark, Smith

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

Minutes Approved:

Martin Metsker, Chair

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Christina Hart, Secretary

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09/14/2022, adopted on 09/19/2022