



Planning and Zoning Commission

Minutes

Monday, November 21, 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

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

James Delaney

Wayne Clark

Rachel Connor

Scott Smith - Unexcused

Staff Present:

Steve Hebert, Planning Manager

Dan Giroux, Town Engineer

Savannah Vickery, Secretary

Mike Heugh, Traffic Engineer

Public Present:

Chris McGranahan

John Prestwich

John Vitella

Eric McDaniel

Brad Barber

Jim Barber

Troy Guernsey

Jeff Wilson

Amy Gallagher
Jennifer Tucker

3. Approval of Agenda

Chair

Minutes:

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

Ayes: Connor, Delaney, Metsker, Clark, Childs

Nays: None

Absent: Smith, Lee

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

4. Consent Agenda

Chair

Minutes:

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

Ayes: Delaney, Metsker, Clark, Childs, Connor

Nays: None

Absent: Smith, Lee

Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:** Approval of September 19, 2022, Regular Meeting Minutes

a. September 19, 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. 22.02 - Mundell Farms Planned Development - PD Zoning

Resolution No. 2022-18 - A Resolution Recommending Approval of Zoning for Property Annexed to the Town of Bennett Known as the Bennett North Annexation and Recommending Approval of an Outline Development Plan for Mundell Farms

Minutes:

Martin Metsker, Chairman, called the matter of Case 22.02 - Mundell Farms Planned Development - PD Zoning to order.

The public hearing was opened at 6:05 p.m.

Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on November 4, 2022. Legal #2727.

Steve Hebert, Planning Manager, presented Mundell Farms Planned Development - PD Zoning to the Commission.

John Prestwich provided the applicant's presentation to the Commission.

PUBLIC COMMENTS

Amy Gallagher, 50950 E 32nd Ave, approached the Commission about ensuring developers provide adequate support to the school system including allocating affordable housing for teachers.

Jim Barber, 4751 Penrith Rd, asked the Commission about the impact of increased construction traffic on roads, especially dirt roads, around the Town.

Jennifer Tucker, 3890 Converse Rd, approached the commission about both traffic effects on 38th Ave and on the school needing additional funds for support.

The public hearing was closed at 7:01 p.m.

COMMISSIONER LEE MOTIONED, COMMISSIONER DELANEY SECONDED to recommend approval of Resolution No. 2022-18 - A resolution recommending approval of zoning for property annexed to the Town of Bennett known as the Bennett North annexation and recommending approval of an Outline Development Plan for Mundell Farms.

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

Nays: None

Absent: Smith

Martin Metsker, Chairman, declared the motion passed unanimously.

6. Commissioner Comments/Reports

7. Adjournment

Minutes:

COMMISSIONER CLARK MOTIONED, COMMISSIONER CHILDS SECONDED to adjourn the meeting. The meeting was adjourned at 7:19 p.m. Voting was as follows:

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


Nays: None

Absent: Smith

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

Minutes Approved:

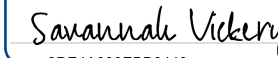
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Martin Metsker, Chair

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Savannah Vickery, Secretary

Contact: Savannah Vickery (svickery@bennett.co.us 1 303 644 3249 x1032) | Minutes published on 03/08/2023,
adopted on 02/27/2023