

**TOWN OF BENNETT, COLORADO
PLANNING & ZONING COMMISSION
Regular Meeting
January 13, 2020**

1. CALL TO ORDER

The Planning & Zoning Commission of the Town of Bennett met in regular session on Monday, January 13, 2020, at the Town Hall, 207 Muegge Way, Bennett, Colorado. Chair Wayne Clark called the meeting to order at 6:02 p.m. The following persons were present upon the call of the roll:

Chair: Wayne Clark

Commissioners: Martin Metsker
Scott Smith
Rachel Connor
Suzette Pulliam
Grider Lee
Dennis Owens

Staff Present: Deb Merkle, Community Development Manager
Steve Hebert, Planning and Economic Development Manager
Dan Giroux, Town Engineer
Mike Rocha, Town Traffic Engineer
Christina Hart, Clerk Pro-Tem

Public Present: Dale Stone, Randy Lay, Douglas Claussen, Jeff Wilson, Phil Lown, Harvey Deutsch, Garrett Walsted, Karen Henry

1. APPROVAL OF AGENDA

COMMISSIONER METSKER MOVED, COMMISSIONER PULLIAM SECONDED to approve the agenda as presented. Chair Clark declared the motion carried by unanimous vote.

2. APPROVAL OF CONSENT AGENDA

COMMISSIONER CONNOR MOVED, COMMISSIONER METSKER SECONDED to approve the Consent agenda as presented. Chair Clark declared the motion carried by unanimous vote.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments on items not on the agenda presented.

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4. **REGULAR BUSINESS**

A. **Public Hearing(s)**

1. **Case No. 19.17 – Bennett Ranch Final Plat Filing No. 1**

Resolution No. 2020-01 A Resolution Recommending Approval of a Final Plat for Bennett Ranch Filing No. 1

Chair Wayne Clark opened the public hearing on Case No. 19.17 at 6:05pm, a public hearing on the approval of a Resolution recommending approval of a final plat for Bennett Ranch Filing No. 1. Clerk Pro-Tem, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statute and published in the Eastern Colorado News, December 27, 2019.

Steve Hebert, Town Planner, introduced himself to the commission and reported to the commission, Harvey Deutsch, representative of applicant, Garrett Walsted, engineer for applicant, and land planner, for applicant, are present for the public hearing. The property is located at East boundary corner of Highway 79, North boundary of 38th Avenue.

The Final Plat for Bennett Ranch Filing No. 1 encompasses a total of 173 acres. This includes the creation of:

- 145 single family detached home lots
- A 5 acre park parcel
- A 19.2 acre school site parcel
- A parcel for a fire station
- Open Space
- Storm water Detention
- Water Storage/Well Site

The site will include two access points on 38th Avenue and one access point off of the Greg's Place alignment.

Staff recommends the Planning and Zoning Commission recommend, to the Board of Trustees, approval of Case No. 19.17 – Bennett Ranch Filing No. 1 Final Plat, subject to the following conditions:

Prior to recording of final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by the Town Engineer
2. Execute a Subdivision Improvement Agreement (SIA) in a form acceptable to the Town
3. Execute a water service agreement with the Town
4. Acquire and record all off-site easements necessary to accommodate water, sanitary sewer and storm drainage connections
5. Make other minor modification as directed by Town Staff, Engineer and Town Attorney

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APPLICANT PRESENTATION

Garrett Walstad, applicant representative for the engineering firm working on Bennett Ranch project. The mid-density zone will be split diagonally to the North East for Phase 1 between the school on the South, and the fire station and water tank which will occupy the North East.

The overall utility plan for Phase 1 will begin in the South West corner of the Bennett School property adjacent to the West. Garrett spoke about the size and location of the water lines, irrigation lines, sewer, and drainage infrastructure. The school will be responsible for a drainage site plan. All sidewalks and trails within the development will lead to the school

Harvey Deutsch, Bennett Ranch, LLC, Owner’s Representative, advised the Planning & Zoning Commission the Subdivision Plat is in compliance with the Town of Bennett subdivision code. This includes working with the school district, the Bennett Watkins Fire Department, Town Utilities, and drainage plan. Mr. Deutsch also advised the commission that Highway 79 and 38th Avenue would be widened.

The commissioners asked the following questions of the applicant and Town Staff:

- Commissioner Lee asked about storm water drainage located North at 38th Avenue and the width of the subdivision sidewalks.
- Commissioner Pulliam asked if the applicant was working with Colorado Department of Transportation

PUBLIC COMMENTS

Dale Stone, 47855 East 38th Avenue, Bennett, asked if 38th Avenue would be paved. Mr. Stone also asked about drainage and if a traffic signal is planned at the intersection of Highway 79 and 38th Avenue.

Randy Lay, 47950 East 38th Avenue, Bennett, inquired about the trenching location of the culvert. Mr. Lay also shared concerns about the increase in traffic and safety on Highway 79.

Jeff Wilson, proprietor of Bennett Welding, 355 Greg’s Place, Bennett, is zoned industrial. His business services a lot of heavy equipment. His concern is the access limitations his clients will have entering and exiting his business if Greg’s Place is planned to be paved.

Phil Lown, 3400 Highway 79, Bennett, voiced concern about the increase in volume and speed of traffic on Highway 79. Mr. Lown also spoke about the drainage concerns.

Chairman Wayne Clark closed the public hearing on Case No. 19.17, Bennett Ranch Final Plat Filing No. 1, at 7:07 p.m.

COMMISSIONER LEE MOVED AND COMMISSIONER METSKER SECONDED that the Planning Commission for the Town of Bennett approve Resolution No. 2020-01, a Resolution Approving Recommendation of the Bennett Ranch Final Plat Filing No. 1. Voting was as follows;

YES: Connor, Lee, Metsker, Owens, Pulliam, Smith, Clark
NO: None
ABSENT: None

Chair Clark declared the motion carries.

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5. **TOWN STAFF REPORTS**

Christina Hart, Town Clerk Pro-Tem, reported the following:

- The Planning and Zoning Commission will have two vacant seats at the end of January 2020. Commissioners Smith and Owens fulfilled their 3-year terms. The Board of Trustees will make the appointments on February 11, 2020 during the council meetings.
- January 21, 2020 requires a quorum from the planning commission for a public hearing.

6. **COMMISSIONER COMMENTS/REPORTS**

There were no Commissioner reports presented.

7. **ADJOURNMENT**

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to adjourn the meeting. The Chair declared the motion carried by unanimous vote. The meeting was adjourned at 7:29 p.m.

Christina Hart

Christina Hart
Town Clerk Pro-Tem

Wayne Clark

Wayne Clark - Chair