

Planning and Zoning Commission
Regular Meeting
April 20, 2020
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**TOWN OF BENNETT, COLORADO
PLANNING & ZONING COMMISSION
Regular Meeting
April 20, 2020**

1. CALL TO ORDER

The Planning & Zoning Commission of the Town of Bennett met in regular session on Monday, April 20, 2020, on a webinar via Zoom Link. Chair Wayne Clark called the meeting to order at 6:01 p.m. The following persons were present upon the call of the roll:

Chair: Wayne Clark

Commissioners: Martin Metsker
Scott Smith – *excused*
Rachel Connor
Suzette Pulliam
Grider Lee
Dennis Owens - *excused*

Staff Present: Deb Merkle, Community Development Manager
Steve Hebert, Planning and Economic Development Manager
Dan Giroux, Town Engineer
Mike Rocha, Town Traffic Engineer
Taeler Houlberg, Assistant to the Town Administrator
Daymon Johnson, Public Works Director
Christina Hart, Town Clerk

Public Present: Susie Locke, John Vitella, Eric Brunner

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

Action: Approval of January 13, 2020 regular meeting minutes.

Action: Approval of January 21, 2020 regular meeting minutes.

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3. **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

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

4. **REGULAR BUSINESS**

A. **Public Hearing(s)**

1. **Case No. 20.03 – Brunner Property Zoning**

Resolution No. 2020-06 - A Resolution Recommending Approval of Initial Zoning for the Brunner Property, Case No. 20.03

Chair Wayne Clark opened the public hearing on Case No. 20.03 at 6:02 pm, a public hearing on the approval of a Resolution recommending approval of Initial Zoning for the Brunner Property. Town Clerk, 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, April 3, April 10, and April 17, 2020 as Legal Number 2345.

Commissioner Rachel Conner disclosed that she has assisted with the purchase and sale contract, but did not assist with the development piece of the contract.

Steve Hebert, Town Planning and Economic Development Manager, introduced himself to the commission and reported to the commission that John Vitella, representative for the applicant, is present for the public hearing and is available for any questions or comments.

The 20-acre property is currently zoned A-3 in unincorporated Adams County. The applicant has applied for initial zoning of R-2 – Mid Density Residential.

The property is located immediately east of Penrith Park/Sky View Ridge, west of Highway 79 and south of Highway 36.

Public infrastructure will be available from:

- Highway 36
- Town of Bennett provide water
- Town of Bennett provide sewer
- Town of Bennett provide storm water
- Fire protection provided by Bennett Watkins Fire Rescue
- Law Enforcement provided by Adams County Sheriff
- Electricity provided by IREA
- Natural Gas provided by Colorado Natural Gas
- Telecom services provided by Eastern Slope Technologies

Staff finds the subject property is within the Town Centre Land Use Concept Plan as described on Page 13 of the Comprehensive Plan. Staff recommends the Planning and Zoning Commission recommend to the Board of Trustees approval of Case No. 20.03, zoning the subject property R-2 – Mid Density Residential.

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APPLICANT PRESENTATION

Applicants representative, John Vitella, MGV Investments, thanked staff and commissioners for the privilege to present on behalf of the applicant. Mr. Vitella provided a brief relationship he and Jim Marshall have shared with the Town of Bennett since 2016. MGV Investments have been a part of the Muegge Farms projects, and Penrith Park. They are very excited to have the opportunity to work on this next project.

PUBLIC COMMENTS

There were no public comments presented.

COMMISSIONER LEE MOVED AND COMMISSIONER SMITH SECONDED that the Planning Commission for the Town of Bennett approve Resolution No. 2020-06 – A Resolution recommending approval of Initial Zoning for the Brunner Property Case No. 20.03. Voting was as follows:

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

Chair Clark declared the motion carried.

Chair Wayne Clark closed the public hearing on Case No. 20.03 Muegge Farms Filing No. 4 Final Plat at 6:33 p.m.

B. Public Hearing(s)

1. Case No. 20.02 – North Municipal Final Plat

Resolution No. 2020-04 - A Resolution Recommending Approval of a Final Plat for the North Municipal Complex Final Plat

Chair Wayne Clark opened the public hearing on Case No. 20.02 at 6:38 pm, a public hearing on the approval of a Resolution recommending approval of a final plat for the North Municipal Complex Final Plat. Town 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, February 28, 2020 Legal Number 2328.

Steve Hebert, Town Planning and Economic Development Manager, reported to the commission the applicant is the Town of Bennett and Daymon Johnson, Public Works Director, Dan Giroux, Terramax, Inc., Town Engineer, and Mike Rocha, SM Rocha, Town Traffic Engineer are present for questions and comments.

The Town of Bennett purchased 21 acres at 905 4th street in 2019 for the purpose of constructing a new Public Works facility. The Town wishes to combine the 21 lots into one lot and to rezone the property to P – Public District. The property is currently zoned industrial.

Staff recommends the Planning and Zoning Commission recommend to the Board of Trustees approval of Case No. 20.02 – North Municipal Complex Final Plat, with the following conditions:

- Update plat notes related to easements and maintenance in a manner directed by Town Engineer.
- Make other minor modifications as directed by Town Staff, Engineer and Town Attorney.

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C. Public Hearing(s)

1. Case No. 20.05 – North Municipal Complex Re-Zoning

Resolution No. 2020-04 - A Resolution Recommending Approval of a Re-Zoning for the North Municipal Complex Property

Steve Hebert, Town Planning and Economic Development Manager, reported to the commission the North Municipal Complex Re-Zoning is the same 21 acres located at 905 4th Street.

Staff finds the proposed re-zoning is consistent with the goals and policies of the Town of Bennett Comprehensive Plan as require3d by Section 16-2-360 of the Bennett Municipal Code. Staff recommends the Planning and Zoning Commission recommend to the Board of Trustees approval of Case No. 20.05 to re-zone the subject property from I-Industrial to P – Public.

PUBLIC COMMENTS

There were no public comments presented.

Chair Wayne Clark closed the public hearing on Case No. 20.04 North Municipal Complex Final Plat and Case No. 20.05 North Municipal Complex Re-zoning at 6:52 p.m.

COMMISSIONER METSKER MOVED AND COMMISSIONER PULLIAM SECONDED that the Planning Commission for the Town of Bennett Approve Resolution No. 2020-05, a Resolution Recommending Approval of a Re-Zoning for the North Municipal Complex Property.

Voting was as follows;

YES: Lee, Pulliam, Smith, Clark, Connor

NO: None

EXCUSED: Owens, Smith

Chair Clark declared the motion carries.

5. COMMISSIONER COMMENTS/REPORTS

There were no reports from the commissioners.

6. ADJOURNMENT

COMMISSIONER METSKER MOVED, COMMISSIONER CLARK SECONDED to adjourn the meeting. The Chair declared the motion carried by unanimous vote. The meeting was adjourned at 6:57 p.m.

Christina Hart

Christina Hart
Town Clerk

Wayne Clark

Wayne Clark - Chair