



PLANNING COMMISSION MEETING MINUTES

THURSDAY, JUNE 3, 2021, at 6:00 PM

MEETING LOCATION: KEENESBURG TOWN MEETING HALL
140 SOUTH MAIN STREET, KEENESBURG, CO 80643

JOIN VIA GOTOMEETING Please join Planning Commission meeting from your computer, tablet, or smartphone <https://global.gotomeeting.com/join/683411325> Link also available at: townofkeenesburg.com, Meeting Agendas (Toll Free): 1 866 899 4679 - Access Code: 683-411-3

1. Call to order

The Planning Commission of the Town of Keenesburg met in a regular session, Thursday, June 3, 2021, at 140 South Main Street, and electronically at <https://global.gotomeeting.com/join/683411325>. Chair Howell called the meeting to order at 6:00 p.m.

2. Pledge of allegiance

3. Roll Call

Members present: Chair John Howell, Commissioners Wilbur Wafel, Kenneth Gfeller and Chane Finkenbinder

Others present: Toni Johnson, Planning Clerk; Nick Cotton-Baez, Town Attorney (online) and Jennifer Shagin, Assistant to the Town Planner (online)

4. Swear in new commissioner

Mayor Gfeller swore in new Commissioner Timothy Knudsen. Commissioner Knudsen took his seat at the bench.

5. Public Comment

There were no public comments.

6. New Business

a. Approval of Minutes May 6, 2021

A motion was made by Commissioner Gfeller seconded by Commissioner Wafel, to approve the minutes from May 6, 2021. Motion carried 5-0: Chair Howell, Commissioners Knudsen, Wafel, Gfeller and Finkenbinder voting yes.

b. PUBLIC HEARING: Kum & Go Sign Variance

Chair Howell opened the public hearing at 6:03 p.m. and read from the script. Toni provided notification dates, notice of the hearing was published in the Greeley Tribune on May 15, 2021, notice was mailed to all property owners within 300 ft. of the property on May 25, 2021, and a sign was posted on the property on May 28, 2021. Jennifer provided the staff report. The request is for a signage variance request pursuant to section 16-7-80 of the Keenesburg Municipal Code.

The applicant is requesting a variance for section 16-7-30 (a) 2,3,4 and 6. The approval criteria for the permits for special exceptions is specifically listed in section 16-7-80 1 a-g. The applicant has provided information that is compelling concerning the need for the variance request specific to the nature of the business and the location adjacent to I-76. Staff recommended approval of the request with the listed conditions on the staff report. Included in the packet was a letter from a concerned resident. Chair Howell asked the applicant to share their presentation. Ryan Halder, Kum and Go, 1459 Grand Avenue Des Moines, Iowa 50309. Mr. Halder provided a presentation of the project and shared brief history of the Kum and Go. The specific request is to allow for variances in the code 16-7-30 2-6. The current plans show a total of 1,441.27 square feet of signage, which is ~118 square feet below the per-lineal-foot allowed signage in the code. requesting that the high-rise oval and fuel pricer be larger than the specified 125 square foot per sign. The high-rise oval is 462.40 square feet, and the fuel price sign is 425.50 square feet. Also requesting that the DEF sign and fuel pricer on the high-rise pole be in excess of 32 square foot per cabinet since they are on the same support structure. The DEF sign is 103.92 square feet and the fuel pricer, again, is 425.50 square feet. Finally, on the proposed monument sign the secondary signage also exceeds the 32 square foot maximum. Specifically, the fuel pricer on the monument sign is 39.92 square feet. The high-rise pole sign is proposed to be 60 feet in height, where a maximum of 25 feet is allowed. In addition, to the high-rise pole sign, they are requesting a 25-foot-tall monument sign where only one freestanding sign is allowed by code. There was a lengthy discussion on the sign height, dimensions, and placement. The public comment portion of the hearing was opened. Curtis Hoos 320 N. Cedar Street, Keenesburg, CO 80643. Mr. Hoos stated he objects to portions of the variance request; he has lived on the property or 3.5 years and understood the property was slated for commercial development. He is excited for growth and does not have an issue with the height of the sign, but mainly the fuel display. It will be illuminated 24/7, displaying into his living room and patio and in his opinion will be a nuisance to his property. Ryan addressed the fuel prices and acknowledged that the sign would in fact be illuminated 24/7. Also, noted there is the ability to dim the sign during the evening hours to eliminate the brightness for those nearby residents. Chair Howell closed the public hearing at 6:50 p.m.

c. RESOLUTION NO. PC2021-01 a resolution recommending approval of a signage variance request for Kum & Go #2906

Motion was made by Commissioner Gfeller, seconded by Commissioner Finkenbinder to approve Resolution PC2021-01 a resolution recommending approval of a signage variance request for Kum & Go #2906. Motion carried 4-1 with a roll call vote: Chair Howell, Commissioner Knudsen, Gfeller and Finkenbinder voting yes, Commissioner Wafel voting no.

d. PUBLIC HEARING to consider amending the Keenesburg Municipal Code section 16-2-60 regarding temporary uses.

Chair Howell opened the public hearing at 7:03 p.m. and read from the script. Toni provided publication dates, notice of the hearing was published in the Greeley Tribune on May 15, 2021. Staff proposed amendments to the Keenesburg Municipal Code to allow for a temporary structure in advance of having a building permit issued for the permanent structure, a building permit must be issued within six months of the issue date of the temporary structure. In addition, the applicant will still have to have completed a site plan in order to have a temporary structure permit issued. The code change is to help future applicants that may be up and running in advance of the timeframe required to have full engineered construction plans completed for the permanent

structure. There were no public comments on this hearing. Chair Howell closed the public hearing at 7:10 p.m.

e. RESOLUTION NO. PC2021-02 a resolution recommending approval of an ordinance amending the Keenesburg Municipal Code regarding temporary uses

Motion was made by Commissioner Gfeller, seconded by Commissioner Knudsen to approve Resolution no. PC2021-02 a resolution recommending approval of an ordinance amending the Keenesburg Municipal Code regarding temporary uses. Motion carried 5-0; Chair Howell, Commissioners Wafel, Knudsen, Gfeller and Finkenbinder voting yes.

f. Request proposal Comprehensive Plan update

Attached was a sample of the RFP that was sent out to the four firms: RICK, Aryes, Logan Simpson and Plan Tool, LLC. Submittals are to be received no later than July 6, 2021. After receiving and reviewing those we will invite them for an interview, along with the Board of Trustees at a date in July to be determined.

7. Planning Commission Information & Discussion

a. Special Meeting June 10, 2021, at 6:00 p.m.

8. Adjournment

Motion was made by Commissioner Knudsen, seconded by Commissioner Finkenbinder to adjourn the meeting. Motion carried 5-0, Chair Howell, Commissioners Knudsen, Wafel, Gfeller and Finkenbinder voting yes. The meeting adjourned at 7:16 p.m.

ATTEST:

Toni Johnson, Planning Clerk

John Howell, Chairperson