



## PLANNING COMMISSION SPECIAL MEETING MINUTES

THURSDAY, JUNE 10, 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](http://townofkeenesburg.com), Meeting Agendas (Toll Free): 1 866 899 4679 - Access Code: 683-411-325#

### 1. Call to Order

The Planning Commission of the Town of Keenesburg met in a special session, Thursday, June 10, 2021, at 140 South Main Street and electronically <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 Timothy Knudsen, Wilbur Wafel, Kenneth Gfeller and Chane Finkenbinder

Others present: Debra Chumley, Town Manager; Toni Johnson, Planning Clerk; Kathleen Kelly, Town Attorney (online); Jennifer Shagin, Assistant to the Town Planner (online)

### 4. Public Comment

There were no public comments

### 5. New Business

#### a. PUBLIC HEARING Vista West Sketch Plan and PUD overlay

Chair Howell opened the public hearing at 6:01 p.m. and read from the script. Debra provided public hearing notification dates. Notice of the hearing was published in the Greeley Tribune on May 26, 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. Chair Howell asked the applicant to step to the podium and present their application. Chad Rodriguez and Marcus Palkowitsh, MSP Investment Co. 720 S. Colorado Blvd. Suite 940 North Tower, Denver Colorado 80246. Mr. Rodriguez stated the project will be an extension to the town to the west, fronting Cedar Street with three lot types/sizes. The lot sizes along Cedar will remain consistent with the adjacent lots and feather down density towards the west. Open space for this project will be 5.26 acres which is 17% of the project, 5% over the town's standard requirement. Sketch plan and the PUD requests includes a decrease to lot sizes to help meet the market's demand. Streets within the subdivision will be 60 ft. wide. Vinyl and privacy fencing will be included on the lots with exception to those

lots that back to the open space. Those will be a two-rail fence. Mr. Palkowitsh comment on the proposed “park”. It will be a natural play park instead of the standard play structure, with the idea that the park can be utilized by all age groups and creates an architectural feature. There was discussion on the monument signs at the entrance into the subdivision. Jennifer provided the staff report; the land use application is for a sketch plan submittal and a PUD overlay for single family residential. The intent of the PUD overlay is to allow for lots under 9,000 sq. ft, reduction on the minimum lot width from 65’ to 50’, a reduction of the rear yard setbacks from 20’ to 15’ and side yard setbacks from 20’ to 15’ in the R-1 Single Family zoning. The application is proposing to develop 119 single family homes and a total of 5.26 acres of open space providing park space, trails, and connectivity to the existing Town Park. Based upon the findings identified in the report, staff recommends approval of the Vista West Sketch plan and PUD overlay with conditions to be addressed prior to submittal of a preliminary plat. Chair Howell opened the public comment portion of the hearing. Lila Greaves 1720 E. Jameson Place Centennial, CO 80122. Ms. Greaves manages and owns 9 vacant lots in Stewart Subdivision, north of the proposed Vista West Subdivision. She purchased the lots as an investment and is concerned that the proposed 119 lots will bring down the value of her lots. She specifically commented on the Comprehensive Plan regarding the reductions in lot sizes and setbacks that the applicant has requested. Debra clarified that the town’s Comprehensive Plan does not determine setbacks and or lot sizes, that it’s in fact the town’s zoning code, Chapter 16. Provisions in the code allows for the PUD which is an overlay to the current zoning to allow such deviations. Ms. Greaves also commented on the H.O.A and would like a clear understanding of who will fund it because she is concerned it may fall through the cracks. Kathryn Ericksen 245 W Crawford Ave, Keenesburg CO 80643. Ms. Erickson’s house backs up to the proposed subdivision. She voiced her concerns on the rodent and snake mitigation, stating that they are already migrating towards her property and fears they will continue to get worse as development begins. Lastly, she noted she filed a complaint on the weeds on the property in addition to vehicles jumping the curb at the end of the cul-de-sac to access the property. Marcus address both Ms. Greaves and Erickson’s comments; stating the H.O.A will be under professional management and as each homeowner acquires their home, they will be required to join the H.O.A. Until the point of the H.O.A. being managed and funded by the homeowners it will be done so by the developer. Rodent mitigation has been completed and they will continue to monitor and address as needed. There were no further public comments, Chair Howell closed the public comment portion of the hearing. Commissioner Gfeller asked if perhaps public works could visit the property and follow up on the prairie dogs. Debra said she will send the code enforcement officer to follow up on the prairie dogs and weeds. There were no further comments or questions. Chair Howell closed the public hearing at 6:38 p.m.

**b. RESOLUTION NO. PC2021-03 a resolution approving a sketch plan for the proposed Vista West Subdivision**

Motion was made by Commissioner Gfeller, seconded by Commissioner Knudsen to approve Resolution No. PC2021-03 a resolution approving a sketch plan for the proposed Vista West Subdivision. Motion carried 5-0; Chair Howell, Commissioners Knudsen, Wafel, Gfeller and Finkenbinder voting yes.

**6. Planning Commission Information & Discussion**

**7. Adjournment**

Motion was made by Commissioner Gfeller, seconded by Commissioner Wafel to adjourn the meeting. The meeting adjourned at 6:41 p.m.

ATTEST:

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Toni Johnson, Planning Clerk

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John Howell, Chairperson