



TOWN OF KEENESBURG  
PLANNING COMMISSION MEETING MINUTES  
THURSDAY, APRIL 4, 2019, 6:00 P.M.  
KEENESBURG MEETING HALL  
140 S. MAIN ST., KEENESBURG, CO

**Call to order**

The Planning Commission of the Town of Keenesburg met in a regular session, Thursday, April 4, 2019 at Keenesburg Town Hall, located at 140 South Main Street, Keenesburg Colorado 80643. Chair Howell called the meeting to order at 6:00 p.m.

**Pledge of allegiance**

**Roll Call**

**Members Present:** Chair John Howell, Commissioners Jason Van Meter, Wilbur Wafel, Kenneth Gfeller and Greg Beasley

**Others Present:** Town Manager, Debra Chumley; Town Planner, Todd Hodges; Kent Bruxvoort, Town Planner; Nick Cotton-Baez, Town Attorney; and Planning Staff, Christina Fernandez

**Public Comments**

None

**Approval of Minutes from January 27, 2019, and February 7, 2019**

Motion was made by Commissioner Wafel to approve the minutes from January 27, 2019 and February 7, 2019, with a second by Commissioner Van Meter. Motion Carries, 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes.

**New Business**

**a. Public Hearing: LGI Homes Final Subdivision P.U.D.  
Application for Evans Place Filing II**

Chair Howell opens the public hearing at 6:02 PM and reads from the script, gives instructions regarding the public hearing. Chair asks for notification; Debra Chumley states the publication date of March 10, 2019; mailing date, March 12, 2019; and posting date of March 19, 2019. Chair Howell asks for any

disclosures; none. Chair asks for the applicant's representative to approach, state their name and is sworn in. Kacy Flemons, LGI Homes, Land Development Manager, asks if there are any questions for him as this is the second filing. Questions reserved by the Planning Commission. Chair asks for the Staff Report. Town Planner, Todd Hodges gives the Staff Report. The land use application is for a final plat second filing consisting of 137 single family lots. The entire development will be developed in two filings with a total of 348 single family residential lots. The applicant has indicated that the full buildout will be over the next 3-4 years. Commissioner Gfeller addresses the typo on page 1, commercial design, should be final plat report, second paragraph, third line. Debra informs all of the corrections in the staff report are corrected in the narrative. Todd also states page 2 of the staff report should state second filing not first filing. Chair Howell opens the public comment portion of the public hearing and asks if there is anyone that would like to speak; hearing none, Chair closes the public comment portion of the public hearing. Chair reads from the script regarding the documents in the packet and inclusions and asks if there are any objections. Chair asks for questions from the Planning Commission. Commissioner Van Meter asks if the houses will be built based on need or wait for purchase. Kacy states the spec homes will be constructed first, build 1-20 homes for the grand opening, and invite and release first wave of qualified buyers, based on demand. Chair asks for comments or statements to support or deny. Chair Howell closes the public hearing at 6:14 PM.

**b. RESOLUTION NO. PC2019-02 A RESOLUTION  
RECOMMENDING APPROVAL OF THE FINAL PLAT FOR  
THE EVAN'S PLACE, FILING 2 SUBDIVISION**

Motion was made by Commissioner Gfeller to approve Resolution PC2019-02, with a second by Commissioner Beasley. Motion carried, 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes.

**Board Comments / Reports**

Commissioner Gfeller announces the open house at Town Hall with the Chamber, all are welcome to attend, Friday at 5:30. Commissioner Beasley announces this is his final meeting as he is getting married and moving to Lochbuie; he thanks the Planning Commission the opportunity to serve.

**Adjournment**

Motion was made by Commissioner Gfeller to adjourn the meeting, with a second by Commissioner Van Meter. Motion carried 5-0; Chair Howell, Commissioners Van Meter, Wafel, Gfeller and Beasley voting yes. The meeting adjourned at 6:17 PM.

ATTEST:

---

John Howell  
Chairperson

---

Christina Fernandez  
Planning Staff