

**CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, February 14th, 2023**

Members present: Kevin Plain, Chairperson
Stan Owens
Andrew Martinez
Don Clark
Shelly Kettering
Mitchell Rogers, alternate
Joseph Westbrook, alternate

Members absent: Stan Owens, excused

Staff present: Jennifer Krieger, Community Development Director
Mark Doering, Community Development Senior Planner
Donna Case, Community Development Technician
Kathleen Kelly, City Attorney

Member Kettering made a motion to approve the minutes of the January 24th, 2023 Planning Commission Meeting . The vote was unanimous. Chairperson Plain declared the motion carried.

GENERAL BUSINESS

Public Hearing for PC Resolution 23-02, a Resolution Recommending Approval of Rezoning from C-R Commercial Residential Zone District and I-1 Light Industrial Zone District to C-R Commercial Residential Zone District and a Site Plan for Northern Ridge Baptist Church.

Chairperson Plain opened the public hearing.

Chairperson Plain asked if any Planning Commission Members if they had any disclosures regarding the public hearing, such as conflicts of interest or any ex parte communications. Member Martinez, no. Member Clark, no. Member Kettering, no. Member Westbrook, no. Member Rogers, no and Chairperson Plain stated he did not.

David Koontz with Northern Ridge Baptist Church, 3100 Ridge View Drive, Erie, CO, 80516, was sworn in by Secretary Donna Case, and presented a report and was available for questions.

Member Kettering asked if he could highlight the playground area once more and David did.

Chairperson Plain asked how high the ceiling was and David stated 23 feet.

Mark Doering, Senior Planner, presented his report and stated that he would like to enter into public record an application for a site plan. Application and petition for rezoning, written narrative, Site plan dated 1/17/2023, Dacono Municipal Code and Zoning Map, and staff report dated February 14, 2023. Chairperson Plain asked about irrigation. Mark stated that they are installing grass seeds.

Member Clark asked if Laura Way is going to be removed. Mark stated that as of right now Laura Way will be used.

Chairperson Plain asked if there was a traffic study done, and Mark stated that a traffic study wasn't required. Chairperson Plain was interested in how much traffic the church would generate.

Member Kettering asked how many parishioners the church has. David stated that they have about 190 people and about 80 cars.

With no further public comment, Chairperson Plain closed the public hearing.

Member Kettering made a motion to approve PC 23-02 a Resolution Recommending Approval of Rezoning from C-R Commercial Residential Zone District to and I-1 Light Industrial Zone District to C-R Commercial Residential Zone District and a Site Plan for Northern Ridge Baptist Church. The vote was unanimous and Chairperson Plain declared the motion carried.

Public Hearing to Consider Amending Chapter 16 of the Dacono Municipal Code Concerning Prohibiting Motorized Vehicle, Boat, Equipment, or Recreational Vehicle Sales, Rental or Consignment in all Zone Districts of the City and Adding Use Standards for Motor Vehicle Service Facilities.

Chairperson Plain opened the public hearing.

Jennifer Krieger, Community Development Director, presented her report and was available for questions.

Member Martinez asked if it was both new and used vehicles sales, and Jennifer stated yes.

With no further public comment, Chairperson Plain closed the public hearing.

Chairperson Plain made a motion to approve recommending the amendment to City Council, the motion was unanimous.

Commissioner Reports: None.

Staff Reports: Jennifer stated that there probably wouldn't be a meeting on February 28 but we will have one on March 28^h.

With no further business the meeting adjourned at 6:32 p.m.

Approved this 28^h day of March, 2023.