

**CITY OF DACONO  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, October 23<sup>rd</sup>, 2018**

**Chairperson Plain called the meeting to order at 6:00 p.m.**

**Members present:** Kevin Plain, Chairperson  
Joseph Westbrook  
Derrick Worden  
Scott Matkovich  
Stan Owens  
Shelly Kettering

**Staff present:** Jennifer Krieger, Community Development Director  
Donna Case, Community Development Technician  
AJ Euckert, City Manager

Chairperson Plain moved to approve the minutes of the October 9, 2018, Planning Commission Meeting. The vote was unanimous and Chairperson Plain declared the motion carried.

**GENERAL BUSINESS**

**Public Hearing for PC Resolution 18-07, a Resolution Recommending Approval for a Special Use Permit for a Gasoline Station and a Site Plan for Maverik. Located in the NW ¼ of Section 2, Township 1 North, Range 68 West of the Sixth Principal Meridian. Located at 107 Laura Court, City of Dacono, County of Weld, State of Colorado.**

Chairperson Plain opened the public hearing.

Leslie Mascaro with Maverik, 185 South State Street Salt Lake City, Utah, 84011, was sworn in by Secretary Donna Case, gave a report and was available for questions.

Member Kettering asked how many employees would they employ and Ms. Mascaro stated that it would be 15 to 18 people.

Member Owens asked about the training that they give employees for selling beer and Ms. Mascaro stated that Maverik has a course that the employees would have to take and they also have to take any state mandated training. Maverik also has training courses throughout the year that everyone is subject to.

Member Worden asked if this was 3.2 beer that they would be selling. Ms. Mascaro stated that they have packaged beer and they also sell singles, and they would also have wine sales. Member Worden then asked Jennifer Krieger if this was like a flagship scenario and Jennifer Krieger stated that Colorado liquor laws are transitioning and it is now possible to sell full strength alcohol in convenience stores.

Member Kettering asked about security stating that it was a 24/7 operation and wanted to know what type of security would be in place for the employees and the public. Leslie Mascaro stated they have a state of the art surveillance system on the exterior of the building and also on all the interior.

Chairperson Plain asked about the location of the mechanical equipment. Ms. Mascaro stated that it was located inside the store and that the store manager would have access to the room and would be able to monitor the underground tanks and the irrigation system from there.

Member Kettering asked how many underground tanks they would have. Leslie stated they would have two underground tanks. Member Kettering also asked how many handicapped pumps would there be and where would they be located. Leslie stated would they are located in the middle and there would be two.

Member Worden asked if there would be any pumps for natural gas and Leslie Mascaro stated there would not be.

Jennifer Krieger, Community Development Director, gave her report and asked that the following be entered into public record: application for a Special Use Permit. The Site Development Plan dated October 2, 2018, the Dacono Municipal Code, and Certification of Notice to Mineral Estate Owners, and was available for questions.

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

Member Worden made a motion to approve PC Resolution 18-07, a Resolution Recommending Approval of a Special Use Permit for a Gasoline Station and a Site Plan for Maverik. The vote was unanimous and Chairperson Plain declared the motion carried.

**Public Hearing to Consider an Amendment to the Dacono Municipal Code, Chapter 17, Article 5, Related to Plat Design standards. (Open and Continue to November 13, 2018).**

Chairperson Plain opened public hearing. Member Owens made a motion to continue the hearing. The vote was unanimous and Chairperson Plain declared the motion carried.

**Public Hearing to Consider an Amendment to the Dacono Municipal Code, Chapter 16, Article 28, Related to Landscape Standards. (Open and Continue to November 13, 2018).**

Chairperson Plain opened the public hearing. Member Kettering made a motion to continue the hearing. The vote was unanimous and Chairperson Plain declared the motion carried.

**Staff Reports:** Jennifer Krieger stated Planning Commission would be meeting on November 13<sup>th</sup>, and possibly November 27<sup>th</sup>.

**Commissioner Reports:** None.

**With no further business the meeting adjourned at 6:27 p.m.**

**Approved this 13<sup>th</sup> day of November, 2018.**