

CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, March 28th, 2023

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

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

Chairperson Plain made a motion to approve the minutes of the February 14th, 2023 Planning Commission Meeting . The vote was unanimous. Chairperson Plain declared the motion carried.

GENERAL BUSINESS

Public Hearing for PC Resolution 23-03, a Resolution Recommending Approval of a Final Plat and the Final Development Plan for Sharpe Subdivision Fifth Filing, a Replat of Lot 1, Block 1, Sharpe Subdivision first Filing.

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. Member Owens, no, and Chairperson Plain stated he did not.

Chris lee, was sworn in by Secretary Donna Case, and presented a report and was available for questions.

Member Clark asked if it would be single story and Chris stated yes. Member Clark asked how is this going to affect the residents of Sharpe Farms, Chris stated that it would positively affect them. Member Clark stated his main concern was the traffic.

Member Kettering asked if Chris could walk her through the ins and outs of the round-a-bout and where things are going.

Member Martinez asked if at the moment there wouldn't be any changes to the Flying Circle and Chris stated no.

Member Owens asked about an entrance that has been done away with. Member Kettering stated she thought it was off of 6th Street.

Member Kettering stated that she was a little concerned about parking and wanted to know how many parking spots is being proposed. Chris stated there are 90 parking spaces.

Mark Doering, Senior Planner, presented his report and stated that he would like to enter into public record Final Development Plan for Lots 1 and 2 of Sharpe Subdivision Fifth Filing, Final Plat for Sharpe Subdivision Fifth Filing, Cross Access and Parking Agreement, Staff Report dated March 28, 2023, and Application Materials.

Member Clark asked if the landscaping was going to be visible, and Mark stated it would be.

Member Kettering asked what the plans were for the clean-up of the old building, and Mark stated that the applicant should address that.

Member Kettering asked if the City had any plans to install sidewalks, and Mark stated that there is an existing sidewalk and that the applicant would be adding to that existing sidewalk all the way out to Highway 52.

Mary Jean Frye, 345 Stonehaven Street Circle, Dacono, CO, 80514, was sworn in by Secretary Donna Case, and stated that she has some concerns and wanted the developer to add an exit onto the south side of the lot into the circle. She stated that it's not safe now. Chairperson Plain asked if she was proposing another entrance on the south side and Mary stated yes.

Marion Thompson, 445 Hass Court, Dacono, CO, 80514, was sworn in by Secretary Donna Case and presented her report. She stated that she was super excited about retail. She also wants to have the developer to level the circle. She would also like each developer to pay a proportional share for a new exit.

Lori Saine, was sworn in by Secretary Donna Case and presented her report. Lori echoed the sentiments of Marion Thompson that she was also excited about the proposed retail. She would like an additional exit on the south side and maybe take the non-producing oil & gas well out and reduce the circumference of the well to enlarge the round-a-bout.

Chairperson Plain stated that he was going to ask the applicant to speak and he said that if we were to make the round-a-bout wider and maybe getting rid of the oil well, and he liked the idea. The other idea was a connection to 6th Street, and he didn't think it was something that Planning Commission could enforce.

Kathleen Kelly stated that we've heard a lot about proportional shares tonight, and that the City does collect impact fees, but it doesn't include existing deficiencies.

Mark Doering stated that there was a traffic study that was done and the applicant has met the standards for compliance with the City's requirements.

Kathleen Kelly stated that you have an application before you tonight that meets the City's requirements. The purpose of this meeting is to find that the applicant met the City's criteria, not redesign the traffic plan.

Jason Ducent, 21977 County Road 78, Eaton, CO 80615, was sworn in by Secretary Donna Case, and presented a brief report.

Member Martinez asked if there was another exit considered and Jason stated no there was not.

Member Kettering asked about the demo permit and Jason stated that it would take a couple of couple of weeks.

Member Owens asked if all work would be done during the day. Jason stated that was correct.

Member Clark asked if there was asbestos in the building and Jason stated he didn't think so.

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

Member Owens made a motion to approve PC 23-03 a Resolution Recommending Approval of a Final Plat and the Final Development Plan for Sharpe Subdivision Fifth Filing, a Replat of Lot 1, Block 1, Sharpe Subdivision First Filing. The vote was Ayes: Members Clark, Martinez, Owens and Plain. Nays: Member Kettering. Chairperson Plain declared the motion carried.

Commissioner Reports: None.

Staff Reports: Mark Doering stated that there wouldn't be any meetings in April.

With no further business the meeting adjourned at 7:07 p.m.

Approved this 9th day of May, 2023.