



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, February 15, 2023

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hatfield, Hayward, Salo and Chairman Weber. Campbell and Flores were unable to make the meeting.

Agenda was approved 5/0.

No general public comment.

The Public Hearing for **Archdiocese Annexation Nos 1 & 2 and Establishment (ANX22-0003)** was opened. Kim Meyer, Director of Planning & Development, presented an overview and the staff analysis for this proposed annexation and establishment of zoning districts for this 82.6 acre parcel. Meyer noted that the additional right of way for County Road 19 would be part of the annexation agreement presented to Council with the annexation. Liz Scanlon, SunSolar, LLC, was available to represent the Applicant. No presentation was made by the Applicant.

Commissioners has no questions. No public comment was made, and the public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Weber.

Vote: 5/0

A Public Hearing for the **Dove Solar Outline Development Plan (ANX22-003)** was opened. Kim Meyer, Director, presented an overview and the staff analysis for this proposed outline development plan for this 82.6 acre parcel that would permit the continued use of the western portion of the property as agriculture, with a proposed community-scale solar facility as a Use by Special Review (USR) on the eastern half. Any other future development would require a rezoning at that time, and the owner and Town could evaluate what may fit the community best at that time – likely 20-40 years in the future.

Liz Scanlon, SunSolar, LLC, was available to represent the Applicant. No presentation was made by the Applicant. Commissioners has no questions.

No Public Comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, by C. Grentz / 2nd C. Hayward

Vote: 5/0

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The Public Hearing for **Dove Solar USR (USR22-002)** was opened. Kim Meyer, Director, presented an overview and the staff analysis for this proposed solar array facility for this 41-acre parcel. The intent to provide a full 40 years for this use, and that future development would be subdividing and developed in the future.

Commissioners asked about the height of the fence, which was confirmed at 8' to keep out large wildlife. Commissioners are happy to see sheep as a possible weed control mechanism.

Liz Scanlon, SunSolar, LLC, was available to represent the Applicant. A brief presentation was made by the Applicant. Commissioners asked about maintenance trips to the site – Liz noted that maintenance is performed by two small pick-up trucks on a quarterly basis, and may assess damage after major weather events to ensure. The system is monitored 24/7. The interconnect for Xcel is from a transformer installed on-site.

Public Comment:

- Chris Pague, neighbor – recommendation to add into native vegetation a pollinator mix to support the bees and other pollinators in the area.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Greutz / 2nd C. Weber.

Vote: 5/0

The Public Hearing for **Uncle Benny's Building Supplies (DEV22-0007)** was opened. Kim Meyer, Director of Planning & Development, presented an overview and the staff analysis for this proposed site development plan in the PUD-JC (Johnson's Corner) zone.

Ben Aste, owner, was available to represent the Applicant. No presentation was made by the Applicant. Commissioners asked about the marketplace area and intent. Mr. Aste noted the desire to support create artisan and craftsman with small spaces to jumpstart small business and a place to show their wares. Commissioners asked for a reminder of the other lots in the areas – Ben Aste clarified there are 4 lots.

No Public Comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Greutz / 2nd C. Hayward.

Vote: 5/0

Kim Meyer provided a brief department update and indicated upcoming interviews for new staff as well as a reminder for any land use code redlines. Commissioners had no reports. Meeting was adjourned at 8:01 P.M.

Respectfully Submitted

Kim Meyer, Director

Accepted:

Bruce Weber, Chair

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