

**MINUTES
PLANNING AND ZONING COMMISSION
KERSEY MUNICIPAL BUILDING
REGULAR MEETING/HYBRID MEETING
FEBRUARY 1, 2022**

The Kersey Planning and Zoning Commission regular meeting was called to order by Planning Commission Chairman Mary Roth at approximately 6:01 p.m. on February 1, 2022, via hybrid meeting. Commissioners present in person were Coralie Slusher, Raeann Bauer, KJ Dunston, and Betty Hatfield. Present via Webex was Commissioner Bob Kellerhuis and Town Board Liaison, Mayor Gary Lagrimanta. The Planning Commission has a vacancy.

Staff present were Christian Morgan, Town Manager, and Julie Piper, Town Clerk. Present via Webex were Barb Brunk, Town Planner and Rick Zier, town attorney.

Audience present via Webex were Ed Voltolina of Dorsey Development.

NEW BUSINESS:

1. Approval of September 7, 2021 Regular Meeting Minutes

Motion made by Commissioner Slusher and seconded by Commissioner Breuer to approve the minutes of the September 7, 2021 regular meeting minutes. Motion carried with a 6-0 vote.

2. Public Hearing – Kersey Dollar General Site Plan Review and Exceptions

Commissioner Roth opens the public hearing at approximately 6:04 p.m.

Barb Brunk – Town Planner, states this is a public hearing to review the Site Plan and exceptions for the Kersey Dollar General. The public hearing was published, posted, and referred out. Only four referrals were received back with no conflicts. She presents the site plan map, which shows the proposed Dollar General located between the Family Dollar Store and Cobblestone Inn with an address of 209 Hill Street. Dorsey Development has requested four exceptions with this project: 1. Reduce the number of parking spaces from 54 to 35, 2. Reduce separation from curb cuts from 250' to adjacent for the driveway access location, 3. Reducing the Highway 34 setback from 50' to 31', and 4. Reduce the south side setback for the Parking Lot from 30' to 5' along Hill Street. Barb Brunk reviews the maps and slides and the design of the building. Staff and Dorsey Development worked together regarding different options for access and this one near the Family Dollar access is the only option. Staff also reviewed and approved the two different setback variances and states with the landscaping and parking situation, these setbacks will work. The engineer reviewed the retention and detention and reviewed the Drainage Report as well. Barb Brunk does state this meets the requirements in the Community Design standards as mentioned in the staff report. She also states the applicant will need to provide a water demand analysis to determine the amount of water needed to serve the proposed use. The applicant will enter into a Site Plan Agreement with the Town as well.

Ed Voltolina with Dorsey Development states they have built several Dollar General Stores in Colorado and thanks the Kersey staff for their help in navigating the process. He reviews the variance requests. He states parking studies throughout Colorado sites shows that not more than 35 parking spots are needed and this site is tight to fit anymore; staff and Dorsey worked and tried to come up with different access but to get the trucks in and out, need to use this access; the Highway 34 setback needed changed to fit the store and landscaping and this store will line up with the Family Dollar store along the Highway 34 side; and the setback on the south side is to accommodate the drainage and landscaping and sidewalk.

Approved Minutes 3/01/2022

Commissioner Dunston asks how trucks will get in to drop loads.

Ed states they pull in and back into the loading dock.

Commissioner Kellerhuis asks about boundary between Dollar General and Family Dollar.

Ed states it is a five-foot wide landscaped and curbed area with drip irrigation.

Commissioner Kellerhuis also states he is very happy that Dollar General wants to come to Kersey but asks how both stores can survive right next to each other.

Ed states that they are competitive nationwide and several locations are either next door or across the street and do survive. This store will have fresh produce. Further discussion regarding locations, produce, and competition with the stores.

Commissioner Dunston asks how many employees will be hired.

Ed states generally 10-13 employees with 3 per shift and two shifts per day.

Commissioner Slusher asks about hours open.

Ed states they are open 8:00 am to 10:00 pm.

Commissioner Kellerhuis asks about an access from Family Dollar to this store other than the sidewalk along Hill Street. Further discussion regarding different options, traffic flow, pedestrian versus traffic, etc. Discussion will be had with Family Dollar regarding a pedestrian access in the middle of the landscaped area between the stores.

Mayor Gary Lagrimanta states a storm water study was recently done there are potentially recommendations for this area.

Barb Brunk states that our engineer, Gene MacDonald, spoke with their engineers and they will install a 42" concrete drainage pipe to replace the current 2" corrugated metal pipe along their site and under the Cobblestone Inn access.

Commissioner Kellerhuis asks if the drainage pipe will be changed down at Kramer's as well.

Christian Morgan states not now, that would be a different project but that something needs done eventually.

No public comment.

Commissioner Roth closes the public hearing at approximately 6:51 p.m.

Commissioner Kellerhuis makes the motion to send this application to the Board of Trustees with the variances requested as approved and a strong suggestion of a sidewalk access between this store and the Family Dollar. Motion seconded by Commissioner Dunston and carries with a 6-0 vote.

Commissioner Kellerhuis asks when construction will begin. Ed Voltolina states early to mid-April and completed in August. Ed states he will be flying in to attend the Board of Trustees meeting next week.

ADJOURNMENT

By unanimous vote, the meeting was adjourned at approximately 6:58 p.m.

Respectfully Submitted,

Julie Piper, Town Clerk