

**MINUTES
PLANNING AND ZONING COMMISSION
KERSEY MUNICIPAL BUILDING
REGULAR MEETING/VIRTUAL DUE TO COVID
NOVEMBER 3, 2020**

The Kersey Planning and Zoning Commission regular meeting was called to order by Planning Commissioner Sarah Jones at approximately 6:06 P.M., on November 3, 2020, virtually due to COVID. Commissioners present virtually were Coralie Slusher, Bob Kellerhuis, Gary Lagrimanta, Darren Garner, and Mary Roth. Commissioner Hatfield was present via phone.

Staff present virtually were Barb Brunk Town Planner, Christian Morgan, Town Manager, and Julie Piper, Town Clerk.

Public present virtually were from Platte Valley School District, Jeremy Burmeister and Glenn McClain, from RLH Engineer Fred Voseipka, and from RBB Architects Seth Lehman and Todd Krell.

NEW BUSINESS:

1. Approval of March 3, 2020 Regular Meeting Minutes

Motion made by Commissioner Lagrimanta and seconded by Commissioner Garner to approve the minutes of the March 3, 2020 regular meeting minutes. Motion carried with a 6-0 vote with Commissioner Roth not voting, as she was not in attendance for that meeting.

2. Public Hearing – Platte Valley School District Site Plan and Parking Setback Variance

Commissioner Jones opens the public hearing at approximately 6:10 p.m. Barb Brunk states this is a site plan and parking variance as part of the Platte Valley School District bond improvement projects. She states the conceptual plan is in the packet as well as the bond improvements information. The school district started the building process back in March due to the IGA for the Town to be the issuing authority for the school district. In September, a request from the school came in for a grading permit. Staff informed the school that the site plan review information was not submitted. The district is trying to complete the construction as soon as possible and approached the board at the September meeting to continue with construction while the site plan is in review. The board authorized staff to issue the building permit with the understanding that they are proceeding at their own risk. The middle school improvements are located within the building and the changes to the lighting in the parking lot will not impact surrounding properties so no site plan review was required for the middle school. The high school improvements include a building addition, interior modifications, drainage improvements, sidewalks, landscaping, and improvements to the parking lot. Barb states that the addition fits in with the current high school structure. The attached landscape plan ties the proposed improvements to the existing and meets the standards. The applicant is asking for a parking variance due to the 25' setback between parking lots and adjacent streets. The current parking lot is 10' from the property line. Barb states the application was referred, posted, and published and all comments were No Conflict.

Commissioner Kellerhuis asks why the applicant asked went to the board for an exception. Barb states to accommodate their construction timeframe and they understood this was at their own risk.

Jeremy Burmeister with Business Services with Platte Valley School District states the additional parking will increase the handicapped parking that constituents have requested for quite some

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time. Dr. Glenn McClain with Platte Valley Schools states he appreciates the town's cooperation in working through this process so that construction can go forward.

Christian Morgan asks Barb to re-cap the variance. She states currently the setback is 9'6" and the new will be 7'4", which will be almost 3 feet closer to the property line. There will be a green space between parking and the street with trees and such.

Commissioner Kellerhuis asks why this is the first time the town has reviewed school plans. Dr. McLain replies that in 2009 an IGA was put together to have the town do the permitting and inspections rather than the state.

Commissioner Lagrimanta asks if there needs to be a utility easement. Barb Brunk states no.

Commissioner Jones states that since there are no other questions, she will close the public hearing at approximately 6:45 p.m.

Motion made by Commissioner Lagrimanta and seconded by Commissioner Roth to approve the parking lot setbacks and forward this application to the board for approval. Motion carried with a 7-0 vote.

ADJOURNMENT

By unanimous vote, the meeting was adjourned at approximately 6:50 p.m.

Respectfully Submitted,

Julie Piper, Town Clerk