



MINUTES OF MEETING

TOWN OF WIGGINS PLANNING AND ZONING COMMISSION

November 9, 2021 at 7:00 p.m.

CALL TO ORDER & ROLL CALL

A regular meeting of the Planning and Zoning Commission for the Town of Wiggins, Colorado was held on Tuesday, November 9, 2021 in person. Chairman Jeff Palmer called the meeting to order at 7:02 p.m. The following Commissioners answered roll call: Chairman Jeff Palmer, Commissioners Stan Baumgartner and Jerry Schwindt. Staff present were Town Clerk, Deb Lee and Planning and Zoning Administrator, Hope Becker.

APPROVAL OF AGENDA

Motion was made by Commissioner Jerry Schwindt to approve the agenda as written. Second was made by Commissioner Stan Baumgartner. Roll Call: Unanimously approved.

APPROVAL OF MINUTES FROM October 19, 2021

Motion was made by Commissioner Stan Baumgartner to approve the minutes from October 19, 2021. Second was made by Commissioner Jerry Schwindt. Roll Call: Unanimously approved.

PUBLIC HEARING – CONSIDERATION A PLAT FOR THE VASQUEZ MINOR SUBDIVISION

The Public Hearing was opened by Chairman Jeff Palmer. Commissioner Stan Baumgartner disclosed to the Board that he has property within 300 feet of the proposed lots. No one had objections with his disclosure.

Planning and Zoning Administrator Hope Becker provided the staff report and information on the application to the Commissioners regarding the minor subdivision plat. This minor subdivision plat will combine four lots into one lot enabling the applicant to build without going across lot lines.

The applicant was not present to present information and answer questions from the Commissioners. The Public Hearing was opened at 7:10 pm. Comments from the public were as follows:

Karol Kopetzky provided comment regarding the special review application for a duplex which follows the current hearing on the agenda. Karol and her husband, Bob, are against a duplex. There are already duplexes near the property and they are in bad shape. There are multi-family properties currently located in Kiowa Park and she thinks this property should remain zoned single family.

Christopher and Leslie Beery agreed with the Kopetzky's.

No comments were received from the Zoom audience.

The Public Hearing was closed at 7:21 pm.

The Commissioners deliberated regarding the plat application.

CONSIDERATION OF PLANNING AND ZONING RESOLUTION 07-2021: A Resolution Recommending Approval of the Vasquez Minor Subdivision Plat

Motion was made by Commissioner Jerry Schwindt to approve Planning and Zoning Resolution 07-2021. Seconded by Commissioner Stan Baumgartner. Roll Call: Unanimously Approved.

PUBLIC HEARING – CONSIDERATION OF SPECIAL REVIEW USE - DUPLEX

The Public Hearing was opened by Chairman Jeff Palmer. Commissioner Stan Baumgartner disclosed to the Board that he has property within 300 feet of the proposed lots. No one had objections to his disclosure.

Planning and Zoning Administrator, Hope Becker provided a staff report and information to the Commissioners regarding the application for the special use review-duplex. Staff provided information to Planning and Zoning Commission that the applicant did not have all proper documents submitted to for staff to review and for the Planning and Zoning Commission hold a proper hearing. Request was made for the Commissioners to table the hearing until the next Planning and Zoning meeting.

CONSIDERATION OF PLANNING AND ZONING RESOLUTION 08-2021: A Resolution Recommending Approval of a Special Review Use for Constructing One Duplex at the Vacant Lot on Johnson Street Owned by Francisco Vasquez.

Motion was made by Commissioner Jerry Schwindt to table the Special Review Use agenda item until the next Planning and Zoning Commission meeting. Seconded by Commissioner Stan Baumgartner. Roll Call: Unanimously Approved.

ADJOURNMENT

Chairman Jeff Palmer, upon receiving no further comments or concerns from the Commissioners, adjourned the meeting at 7:34 pm.

Respectfully submitted:



Deborah Lee, Town Clerk