

RECORD OF PROCEEDINGS

The Special Meeting of the Meeker Town Board was held Tuesday, February 9, 2021 at Town Hall.

Members Present	Mayor Trustees	Borchard Creecy Day Gutierrez Kindall Nielsen
Town Staff Present	Administrator Town Clerk	Cook Tupy

Citizens Present: Farrar, Davis (attended by phone); Jehorek, Tiffany; Adee, Brad; Adee, Brian.

CALL TO ORDER

Mayor Borchard called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

ROLL CALL

All Board members were present.

APPROVAL OF THE AGENDA

Mayor Borchard asked for changes to the agenda. A motion was made by Trustee Kindall to accept the agenda as is. Second by Trustee Creecy. All ayes. Motion carried.

PUBLIC PARTICIPATION

None.

PUBLIC HEARINGS

Consideration of a Special Review Use application by Tiffany Jehorek for CBD extraction and retail sales at 1085 Market St., Meeker, Colo. Mayor Borchard opened the public hearing at 5:32pm, Contract Planner, Davis Farrar presented the Special Review for Flat Water Botanicals DBA Crystal Meadow Farms, the application is for retail sales in conjunction with small-scale manufacturing uses. The property is located at 1085 Market Street; the existing property is zoned highway commercial, he summarized the process Ms. Jehorek will be using, stating the business is consistent with the Comprehensive plan and the code; it is compatible with existing and allowed uses surrounding or affected by the proposed use; the Board discussed 'slight odor' during the decarbing process, Ms. Jehorek stated a filtration system will be in place and if there is an issue in the future with odors she would be willing to work with the Town.

At the February 8th, 2021 Planning Commission meeting, the Members voted unanimously to recommended approval of the Special Review Use with the following conditions: 1. The applicant shall conform to all applicable parking requirements specified in Chapter 18.2 of the Land Use Code 2. All representations made in the Applicant's written materials or verbally as reflected in the minutes and/or recordings of public meetings or hearings where the application was presented to or considered by the Commission and/or Board of Trustees are considered part of the application and binding on the applicant. The Board of Trustees added, 3. The applicant shall comply with all provisions of the land use code. Mayor Borchard closed the public hearing at 5:56pm and called for a motion to approve the Special Review Use application with the conditions listed above. A motion was made by Trustee Gutierrez. Moved by Trustee Creecy. All ayes. Motion carried.

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Consideration of a Special Review Use application by Adee Holdings, LLC for relocation of existing bowstrings business to 1107 Market St., Meeker, Colo. Mayor Borchard opened the public hearing at 5:56pm. Mr. Farrar stated the request is for Adee Holdings Headhunter Bowstrings Manufacturing and is a special review use for small scale manufacturing, it is a relocation across the street from their current location; Mr. Farrar stated the proposed use is compatible with the Comprehensive Plan and is required to meet all applicable requirements of the Meeker Municipal Code; this review use is in the Highway Commercial Zone District where it may be allowed by Special Review. The use is compatible with surrounding uses, has adequate access, and will minimize impacts outside of the building in the location where it is proposed.

At the February 8th, 2021 Planning Commission meeting the Members unanimously voted to recommend approval of the Special Review Use with the following conditions: 1. The applicant shall conform to all applicable requirements of the Land Use Code. 2. All representations made in the Applicant's written materials or verbally as reflected in the minutes and/or recordings of public meetings or hearings where the application was presented to or considered by the Commission and/or Board of Trustees are considered part of the application and binding on the applicant. Mayor Borchard closed the public hearing at 6:09pm and called for a motion to approve the Special Review Use with the conditions listed above. Moved by Trustee Kindall. Second by Trustee Gutierrez. All ayes. Motion carried.

MAYOR'S REMARKS

None.

TOWN MANAGER'S REPORT

None.

OTHER BOARD BUSINESS

Trustee Day requested that under the Review Agency Comments he would like to see all of the agency's who received the letter not just the agency's that commented.

ADJOURNMENT

Mayor Borchard adjourned the meeting at 6:13pm.

Attest


Amy Tupy, Town Clerk


Kent A. Borchard, Mayor