

RECORD OF PROCEEDINGS

Regular Planning Commission meeting – March 25, 2024

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Joy at 7:01 p.m.

Pledge of Allegiance

Commissioners Present: Amanda Back
 Greg Hanberg
 Leif Joy

Staff Present: Carly Thomson, Town Planner
 Mandi Etheridge, Town Administrator

Citizens Present: Luke Renninger, applicant

Approval of Agenda

Motion to approve agenda made by Commissioner Hanberg, second by Commissioner Back. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes as corrected from the March 11, 2024 Planning Commission meeting made by Commissioner Hanberg, second by Commissioner Back. All ayes, motion carried.

Public Participation

No public participation.

Public Hearing

Commissioner Joy opened the public hearing at 7:02 p.m. for the Consideration of a Variance Request from Renninger Investments, LLC for the property at a portion of Lot 3, Replat of 1C-A and 1C-B, Adams Minor Subdivision, and Lot 2, Curtis Creek Industrial Park, according to the Plat thereof filed May 9, 2013 as Reception No. 306305 also known as 368 Curtis Creek Drive.

Planner Thomson thanked Luke Renninger, applicant for being present and shared the following report: The applicant is requesting a variance from the 25-foot required rear yard setback. The applicant is proposing a 10-foot setback to construct an accessory shop on the property. The proposed building would be 50 feet by 100 feet for a total of 5000 square feet. The subject property is 1.42 acres and located in the industrial zone. The lot is flat and currently existing on the lot are two large industrial buildings and a smaller office building. Since receiving the application and providing public notice staff has received zero comments in favor and zero comments against the request.

In accordance with Section 18.1.20 of the Meeker Municipal code the current configuration of the lot and the size of the proposed building there exists a practical difficulty in carrying out the dimensional requirements of the zoning code. The hardship of the lot configuration was not a creation of the current applicant. Staff does not foresee any adverse effects of public health, safety, or welfare.

RECORD OF PROCEEDINGS

Staff recommends approving the variance request for the following reasons:

- The variance request meets the conditions of Meeker Municipal Code 18.1.20
- The variance is not conflict with the goals in the Comprehensive Master Plan

A complete review of the code and comprehensive plan is included in the staff report.

Commissioner Hanberg confirmed that the proposed variance would have the building back up against an incline and that the incline was an existing condition. Commissioner Joy asked whether drainage would be an issue and Renninger stated his goal was to keep at least 10 feet for drainage for the building and enough room for a plow truck to go along the rear.

Commissioner Joy closed the public hearing at 7:06 p.m. and asked for a motion to approve the Variance Request by Renninger Investments, LLC at 368 Curtis Creek. Motion made by Commissioner Hanberg, second by Commissioner Back. All ayes, motion carried.


Planner Thomson informed the board that there is a Commission meeting planned for April 22nd for a Conditional Use for an Accessory Dwelling Unit (ADU). Thomson also invited the Commission to come to the Board of Trustees meeting on April 2nd for the presentation of the Housing Needs Assessment and Action Plan by Ayres Associates.

Commissioner Joy adjourned the meeting at 7:08 p.m.



Leif Joy, Chairman

4.22-24

Attest:


Mandi Etheridge, Town Administrator