



Planning Commission Minutes
February 27, 2024 at 4:30 PM
Rancheater Town Hall

Call to Order 4:30PM

Pledge of Allegiance

Roll Call

PRESENT

Chairperson Warren Tritschler
Vice Chairperson Samantha Gilbert
Commission Member Bill Henderson
Commission Member Amber Kukuchka
Commission Member Tim Maze

STAFF

Secretary Marlene Madden
Clerk Treasurer Barbara Brackeen-Kepley
Engineer Will Newbold
Town Marshal Spencer Kukuchka
Parks & Rec Department Robert Miller

GUESTS

See Attached

Approval of Current Agenda

Motion made by Commission Member Maze to approve the current agenda as presented,
Seconded by Commission Member Kukuchka.

Voting Yea: Chairperson Tritschler, Vice Chairperson Gilbert, Commission Member Henderson,
Commission Member Kukuchka, Commission Member Maze

Approval of Prior Meeting Minutes

Prior Meeting Minutes from January 9 (regular meeting) & January 27 (Special Meeting)

Motion made by Commission Member Maze to approve prior meeting minutes from January 9th
& January 27th meetings, Seconded by Commission Member Kukuchka.

Voting Yea: Chairperson Tritschler, Vice Chairperson Gilbert, Commission Member Henderson,
Commission Member Kukuchka, Commission Member Maze



Public Hearing/Guest

Consideration of JA2, annexing approximately 23.87 acres into the Town of Ranchester. Located in the NWNW and SWNW, Section 19, Township 57 North, Range 85 West. - See attached map

OPEN 4:32PM

Presentation by Leland Fabel with WWC

What will be done to address the flooding that occurs there now and what about the conservation of the wetlands and current vegetation.

Those concerns will be addressed in the future if they design a plat to build. Right now, the request is to just be annexed in to the Town of Ranchester.

It was heard at the last meeting that the Town's water & sewer capacity was tapped out, how does the Town plan on meeting the needs of the growing number of people in the community?

During the last Regular Town Council meeting, there was discussion and a presentation by Carl Brown, who did our Rate Study. The Study was to determine if our water rates were set to properly cover any future replacement or repair costs.

Is the sale of the property contingent on annexation.

JA2 expressed that the sale of the property was not contingent on the annexation acceptance.

There was concern on how the zoning was decided and the main question was whether or not they had to have R3 or if it could just be R1.

They did not have to have R3 but in doing so, that gives them the flexibility of having R1, R2 and/or R3. 300 feet in front has to be B1, according to Town Ordinance.

If this property is not annexed in to town limits, the county restrictions are not as strict and more of what we wouldn't want to see there could happen.

CLOSED 5:11PM

Old Business

New Business

1. JA2 Annexation

Motion made by Vice Chairperson Gilbert to approve JA2 Annexation as presented, Seconded by Commission Member Kukuchka.

Member Maze expressed his conservation concerns

Voting Yea: Chairperson Tritschler, Vice Chairperson Gilbert, Commission Member Henderson, Commission Member Kukuchka, Commission Member Maze

Voting Nay: Commission Member Maze



2. Set-back Variance For 1462 Stoneridge Phase III (Actually 1467 Stoneridge, clerical error on 1st Agenda)

Engineer Newbold explained the setback to the members

Motion made by Commission Member Maze to approve the setback variance for 1467 Stoneridge phase III, Seconded by Commission Member Gilbert.

Voting Yea: Chairperson Tritschler, Vice Chairperson Gilbert, Commission Member Henderson, Commission Member Kukuchka, Commission Member Maze

Future Agenda

Chapter 13 ordinances review and discussion

Each member will go through Chapter 13 Ordinances and bring back recommendations to their next meeting on March 26, 2024 @ 4:30PM

Adjournment 5:24 PM

Future Planning Commission Meetings March 26 & April 30, 2024 @ 4:30PM

Warren Tritschler-Chairperson

Marlene Madden-Secretary