



The Montrose City Planning Commission held a meeting on December 13, 2017, at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

PRESENT

Doug Glaspell, Karen Vacca, Gary Seitz, Anthony Russo, Greg Moberg, Vince Fandel and City staff Garry Baker, Ty Johnson, Sharon Dunning, Christine Aslaksan and Andrew Boyko were present.

ABSENT

Scott Murphy

GUESTS

None

CALL TO ORDER

Chairperson Doug Glaspell called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Gary Seitz moved to approve the minutes of the November 8, 2017 meeting. Anthony Russo seconded and the motion carried unanimously.

ADDITIONS OR DELETIONS

None

ANX17-08 – RECALDE ADDITION. This is a proposal for initial zoning for the proposed Recalde Addition. Sebastian Recalde is the applicant.

Garry Baker introduced this item. All public requirements have been fulfilled and the official files and exhibits were entered into the record.

The Recalde Addition has been initiated by the landowner to enable future subdivision and sale of a portion of the property to the City of Montrose. This parcel lies on the east bank of the Uncompahgre River and is on the “Connect” river trail alignment. Staff recommends approval of P and MHR zoning districts for the Recalde Addition.

Anthony Russo asked if everything happening on the river is contingent on this zoning, and if not approved tonight will it hold up the process. Several commissioners were concerned with the MHR zoning, and asked why the proposal was not for residential zoning. Staff response was there is currently a house on the property. The surrounding area is MHR and choosing a different zone would create a spot zone. Garry Baker stated the purpose of the hearing was to review the zoning to make sure it fits the code criteria. If it is not approved it will hold up the process. The property is not part of the Colorado Outdoors, it is in transition.

Gary Seitz commented he thinks once Colorado Outdoors is developed there will be a demand to improve the area. Greg Moberg added he really has no problem, it is a small piece of property that is too small to become a mobile home park.

No one in the audience came forward to speak to the issue.

The public testimony of the hearing was closed.

Gary Seitz moved to recommend approval of P and MHR zoning to City Council for ANX17-08 located at 437 W Main St. Karen Vacca seconded and the motion passed unanimously.

OTHER BUSINESS

None.


NEXT TIME

The next Planning Commission meeting is scheduled for January 10, 2017.

ADJOURNMENT

Gary Seitz moved to adjourn the meeting at 5:21 p.m. Anthony Russo seconded the motion, and it carried unanimously.


ATTEST


CHAIRPERSON