



The Montrose City Planning Commission held a meeting on April 24, 2019, 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

Jan Chastain, David Fishering, Chad Huffman, Greg Easton, Anthony Russo, Karen Vacca and City staff Garry Baker, Amy Sharp, Sharon Dunning, Scott Murphy, Rachel Allen, Stephen Alcorn and Christine Aslakson were present.

ABSENT

Gary Seitz

GUESTS

Vince Fandel, Bryce Christensen, Dustin Lavelett, Shannon Champlin, Luz and Mike McPeek

CALL TO ORDER

Vice-Chairperson Anthony Russo called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

David Fishering moved to approve the minutes of the April 24, 2019 meeting as submitted. Jan Chastain seconded and the motion carried unanimously.

ADDITIONS OR DELETIONS

None

CUP19-0031 – 3540 Wolverine Drive. This is a request for a Conditional Use Permit to allow an automotive retail store and service in a B-2 zoning district. Discount Tires is the applicant.

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

The proposed Discount Tire is primarily a retail store that will consist of tire change and repair only. No additional automotive mechanical repair or auto body services will be provided. The proposed use is compatible with the existing retail uses within the River Landing development. Half of the development is zoned as B-3 where automotive uses are allowed.

Staff finds that the criteria have been met and recommends approval of the request.

Garry Baker summarized why a Conditional Use Permit is required in this area and is not a use by right. It is controlled so it does not create a nuisance. Auto service businesses may not be compatible in certain environments. David Fishing asked if the business were just selling tires would it be okay. Garry replied yes, it is because they are installing the tires that is the difference.

Bryce Christensen, representing Discount Tire, approached the podium to speak in favor of the proposed Conditional Use Permit. He is working with the seller and Target to build a site acceptable to Target. There are more stringent rules for River Landing shopping center. Discount Tire takes pride in their business. There will be no outside storage. It is an automotive service, but is strictly tires. There are no chemicals and no smells. They have well maintained facilities.

Karen Vacca asked if there would be additional advertising signs. Mr. Christiansen answered they are limited to the monument sign, which is a permanent structure. River Landing does not allow temporary signage.

Anthony Russo asked if they could be seen from the highway. Mr. Christiansen replied the north side of the building (facing Wolverine) will be a showroom and will be visible. Anthony asked if landscaping would be part of the review. Garry answered it will be reviewed at the site development process.

The public hearing portion of the meeting was closed.

Karen Vacca and Jan Chastain commented they feel it is well planned and compatible with the area.

Karen Vacca moved to approve CUP19-0031 for 3540 Wolverine Drive to allow the conditional use of an automotive retail store and service in a B-2 Highway Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Chad Huffman seconded, and the motion carried unanimously.

CUP19-0035 – 107 Vista View Drive. This is a request for a Conditional Use Permit to allow a childcare facility for up to 12 children in a residential zone. Luz McPeck is the applicant.

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

The applicant is requesting a Conditional Use Permit for a large childcare facility at her home at 107 Vista View Drive. The applicant is currently licensed for up to 8 children, and has in process a State of Colorado child care license for up to 12 children. The State requires that this Conditional Use Permit be secured before the license may be granted.

Childcare facilities for up to 8 children under the age of 13 is a use by right in an R-2 zone in the City of Montrose. A Conditional Use Permit is required because they are requesting up to 12 children. Adding 4 children to the facility will result in minimal additional traffic while helping to provide a critical community need.

Staff recommends approval of this Conditional Use Permit.

Karen Vacca asked if the City maintains a copy of the State approval. Garry replied it is normally requested. Our code does not require that we review it, but just as best practice we like to have it.

Greg Easton asked if the daycare is currently licensed for 8 children. Amy replied the applicant is currently licensed for 8 children, but in another location. This is a new property to where they will be relocating.

Luz McPeek, 107 Vista View Drive, approached the podium. Ms. McPeek stated she has been doing childcare for over 20 years. They are relocating to this new house because it's bigger and safer. She says it has been a wonderful experience serving the community. She currently serves a family that is growing and now has 2 infants. She is hoping to get the Conditional Use Permit to be able to continue to help them.

Ms. McPeek was asked the ages of the children she will be caring for. She answered the children are 0 to 7 yrs. She and the Planning Commissioners discussed outdoor schedule, indoor activities, fencing around backyard, and that she will have a helper. Additionally Ms. McPeek stated she has never had a problem with the neighbors, and in fact has taken care of the neighbor kids and grandkids. Her current home is walking distance from this new location. Ms. McPeek was asked about traffic and the tight turnaround on the street, and she stated she did not foresee a problem. Typically only two families would be there a time, and she serves 4 families right now.

Dustin Lavelett, 109 Vista View Drive, approached the podium. His concerns were that the fence between their neighboring properties is only about 4 feet. Kids like to climb and he has dogs in his backyard. He asked if there were any requirements on the fence. He is also concerned about traffic and parking. He asked about operating days and hours and if it would affect property values. Anthony responded we cannot answer the question about property values and added even without this hearing the daycare would be allowed on this property. The Conditional Use Permit is simply approving up to 12 children.

Shannon Champlin, 1808 Locust Road, approached the podium. Ms. Champlin lives directly behind the subject property. She also has dogs, and they are not vicious, but it is going to be quite an adjustment for them. She is also concerned what the Conditional Use Permit will do to the tax value of her home. She is trying to sell and is concerned it may be detrimental to the sale. Anthony reiterated the approval is not for a daycare, which is a use by right. The Conditional Use Permit is only approving a daycare size increase from 8 to 12 children.

Luz McPeek, 107 Vista View Drive, returned to the podium. Ms. McPeek responded to questions about dogs and the fence, and hours and days of operation. She said where she is now there are dogs and there have been no problems. The fence at the new location is a higher fence than they have currently. The kids are supervised outside. The daycare is open 5 days a week. The children are dropped off between 7:00-8:00 a.m. and picked up by 5:00 p.m.

David Fishing stated there is a massive need for licensed daycare in Montrose.

Jan Chastain asked if we can give them information on how to answer their questions. Garry Baker answered City ordinance allows 2 dogs and 2 cats, and dogs must be under control at all times. This is up to the dog owner, not the daycare owner. Jan asked the applicant if these children are strictly daycare or if any of these children are residents.

Luz McPeek, 107 Vista View Drive, returned to the podium to answer the question. Ms. McPeek answered there is no overnight care; the children are strictly daycare five days a week, from 7:00 a.m. to 5:30 p.m.

The public hearing portion of the meeting was closed.

David Fishing suggested the permit be conditional on Ms. McPeek getting her license from the State.

David Fishing moved to approve the request to allow a conditional use of a child care facility in an R-2 (Low Density District) zone for up to 12 children, with the condition the applicant receives her license from the State. The request meets the code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously.

Agreed Upon Ending Time For Meeting.

Garry Baker proposed the Planning Commissioners informally agree to a 6:30 meeting cutoff time for the remaining discussions. There was general agreement from the Commissioners.

Comprehensive Plan Process Overview

Garry Baker gave an update on the progress of the Comprehensive Plan process. Amy Sharp has been working on a schedule for meetings. A whole lot is going into preparation and planning for the public kickoff meeting in June. An advisory committee will be created for the whole effort to include a couple of Planning Commissioners.

Planning Commissioners and staff discussed the Commissioners' potential role in the process. The discussion led to a discussion of conflict of interest. This led to a request to skip to the agenda item on Tips on Being a Commissioner.

Karen Vacca moved to bring the agenda item, Tips on Being a Planning Commissioner, to the next item. Chad Huffman seconded. Jan Chastain and Greg Easton opposed. The motion passed.

Tips on being a Commissioner

Garry Baker gave a presentation called Role and Responsibility of Local Government.

At 6:34 pm, Staff and Commissioners agreed to move the continuation of this discussion and the remaining items to the next meeting in May.

OTHER BUSINESS

None.

Next meeting will be May 8, 2018.

ADJOURNMENT

David Fishing moved to adjourn the meeting at 6:35 p.m. Greg Easton seconded and the motion carried unanimously.


ATTEST


CHAIRPERSON