



The Montrose City Planning Commission held its regular meeting virtually on December 9, 2020, at 5:00 p.m. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

#### PRESENT

After roll call a quorum was declared to be present. Those present were Planning Commissioners Greg Easton, Phoebe Benziger, Jan Chastain, Chad Huffman, Karen Vacca, and David Fishing; and City Staff Amy Sharp, William Reis, Rachel Allen, Ann Morgenthaler, Scott Murphy, Christine Aslakson, Sharon Dunning, Greg Story, and Stephen Alcorn.

#### ABSENT

Anthony Russo

#### GUESTS

A full list of attendees is attached the end of these minutes.

#### CALL TO ORDER

Vice-Chairperson Greg Easton called the meeting to order at 5:00 p.m.

#### APPROVAL OF MINUTES FOR 11/18/2020 AND 12/02/2020

Phoebe Benziger moved to approve the minutes of the November 18, 2020 minutes as presented. David Fishing seconded and the motion passed unanimously.

Phoebe Benziger moved to approve the minutes of the December 2, 2020 minutes as presented. Chad Huffman seconded. David Fishing abstained. The motion passed.

#### ADDITIONS OR DELETIONS

None.

**SP20-0073 – “THE HUB AT MONTROSE CROSSING” SKETCH PLAN REVIEW.** This is a review and discussion of the Sketch Plan for The Hub at Montrose Crossing Subdivision, a multi-family and senior living development of a 35.791-acre parcel bordered on the south by Cobble Drive, on the west by 6450 Road, and on the north and east by Chipeta Drive. The applicant is Matt Miles, Leadership Circle, LLC.

Chad Huffman stated that the applicant, Mr. Miles, is a partner with his employer, and feels he needs to recuse himself due to that situation.

Rachel Allen stated another Planning Commissioner had discussed recusal, and asked Karen Vacca if she would like to recuse herself. Karen Vacca did not recuse herself.

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

This is a review and discussion of the Sketch Plan of the proposed Hub at Montrose Crossing Subdivision. The Sketch Plan application for the Planned Development and Subdivision will only be reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The Planning Commission will only give clear and concise guidance to the applicant based on the information that they have heard.

The Hub at Montrose Crossing Subdivision is a multi-family and senior living proposed development on 35.791 acres in the southwestern area of Montrose. The site is roughly a triangular shaped parcel bordered on the south by Cobble Drive, on the west by 6450 Road, and on the north/east by Chipeta Drive (a Montrose County Road). The property was annexed into the City of Montrose in July 2018 with the majority (32.791 acres) zoned as R-3A Medium High Density and 3 acres in the southwest corner as B-4 Neighborhood Shopping District.

Amy Sharp described the process and steps for development of this property. Amy also described what the applicant could do with the property as a use by right, but stated the applicant has chosen to move forward with a planned development, requiring them to go through this process.

At this point in the meeting Greg Easton interrupted the presentation to state he has been informed the meeting has been maxed out at 100 participants. Ann Morgenthaler requested a pause in the meeting to attempt to find a solution, stating she was surprised at the cap and wanted everyone to know it was not intended. Staff attempted to increase the amount of participants allowed in the meeting and was unsuccessful on short notice. Rachel Allen recommended the meeting be continued to a date certain in the future in order to accommodate all those who wish to participate in and contribute to the meeting.

Phoebe Benziger moved for a continuance. David Fishing seconded, and the motion passed unanimously.

David Fishing asked if the same notification requirements are required for the continued meeting, and Rachel stated yes, there will be notification.

#### OTHER BUSINESS

None.

#### NEXT MEETING

The next Planning Commission meeting is scheduled for January 13, 2021.

#### PUBLIC COMMENT

None.

ADJOURNMENT

Phoebe moved to adjourn the meeting. David Fishing seconded and the meeting ended at 5:28 p.m.




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CHAIRPERSON



















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ATTEST

Panelists (17)  Attendees (95)

Q Search

total 4 phone call-in listeners

-  Bo Nerlin 
-  17044975088
-  19702090276
-  19702751874
-  19705964108
-  Adele Frangos
-  Ana Maymi
-  Anita Parsons
-  Arleen Friedman
-  Belynda Prehn
-  Ben Bingham
-  Bill and Sheri Crittendon
-  Brad Yeager
-  Brenda cofano
-  carol sibelius
-  Carolyn Bellavance
-  Catherine Rosset

- CR** Catherine Rosset
- CW** Catherine White
- CB** CHARLES BERGER
- CA** Christine Aslakson
- CH** Clifford Hayden
- CN** Colin Nicholas
- CP** Connie Pitz
- CP** CRAIG PLEINIS
- CW** Curt Webbe
- DS** Darlene Siebert
- DR** David Rudrud
- D** Dick & Marcia Allison
- DG** dick graham
- EH** Elizabeth Hitzler
- FO** Flint Ogle
- GS** gary seitz
- GP** George Papineau
- GP** George Papineau
- GT** Gordon Tye
- GM** Greg Majors

- JD** Jean Deneen
- JM** JEANETTE MESSANO
- JR** Jeanette Ritchey
- JS** Jennifer Sherwood
- JN** Jessica Northrup
- JP** Josue Perez
- JF** Judy Frazier
- KD** Kathy Devor
- KV** Ken Van Skiver
- LK** Lana Kinsey
- LE** Larry Eilts
- LG** Lawrence Gallagher
- LD** Lee Dusa
- LW** Lindsay Wiley
- LC** Lorie Cribbs
- LN** Lynn Northrup
- MM** Marcia Middel
- MS** Margaret Spindler

- MH** Marie Heroux
- MP** Marilyn Peterson
- MS** Mark Stilley
- MC** Michele Callahan
- MC** Michele Callahan
- NB** Nancy Borman
- NM** Nancy McNerney
- NM** Nancy Miller
- PK** Pam Knight
- PM** Pamela Miller
- PB** Patrick Byrnes
- PM** Paul Miller
- PM** Peggy Murphy
- RG** Randy Griffin
- RH** Randy Havens
- RD** Richard Dickinson
- RN** Richard Nally
- RM** Robert Miller

- RL** Robin Lerg
- RS** Ronald Sobieck
- SH** Sandra Harris
- SD** Scott Damman
- SH** Shirley Harvey
- SA** Sonja Anderson
- SG** Stan Grigg
- SY** Stephanie Yeager
- SA** Stephen Alcorn
- SC** Steve Cook
- SG** Sue Goldasich
- SG** Susan Gray
- SH** Suzanne Hansen
- TR** Tad Rowan
- TN** Ted Newlin
- TD** Tom Dembeck
- TK** Tom Kearney
- TR** Tom Russell
- TS** Tyrel Sullivan



**VM** Vickie Marietta

**VD** Victoria Douras

**VT** Virgil Turner

**WM** Walter Maine

**WV** William Victor

**WS** Witt Sparks

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