



The Montrose City Planning Commission held a continuation meeting virtually on February 3, 2021, 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

Greg Easton, David Fishering, Phoebe Benziger, Jan Chastain, Karen Vacca, and City Staff Amy Sharp, William Reis, Rachel Allen, Ann Morgenthaler, Scott Murphy, Christine Aslakson, Sharon Dunning, Greg Story, Stephen Alcorn

ABSENT

Chad Huffman

GUESTS

See list of attendees attached.

CALL TO ORDER

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

This is a continuation of the meeting from February 27, 2021.

APPROVAL OF MINUTES

Minutes from previous meetings will be available at the February 10, 2021 meeting.

ADDITIONS OR DELETIONS

None.

PD20-0074 – THE HUB AT MONTROSE CROSSING PRELIMINARY PLANNED DEVELOPMENT.

This is a recommendation on the Preliminary Planned Development for The Hub at Montrose Crossing, a multi-family and senior living proposed development on 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.

SUB20-0090 – THE HUB AT MONTROSE CROSSING PRELIMINARY PLAT. This is a recommendation on the Preliminary Plat for The Hub at Montrose Crossing, a multi-family and senior living proposed development on 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.

Karen Vacca recused herself from the meeting.

Amy Sharp directed everyone to the meeting packet from the previous meeting and did not give another presentation. Tonight the Planning Commission will make a recommendation to City Council to approve, deny, or approve with conditions.

Rachel Allen addressed the Planning Commission to briefly touch on legal posture and give the members some legal advice.

Greg Easton started the conversation, stating the 2008 Comprehensive Plan is valid and current. Planning Commission members discussed their concerns, which included density, feathering, and setbacks. They referenced the Chapters and Sections in the Comprehensive Plan for their justification.

David Fishing moved to recommend approval of the Planned Development with conditions and modifications based on competent evidence presented to the commission. The Planning Commission finds that this request meets the code criteria subject to the following: the Hub will be limited to 7 units per acre based on the findings in the Comprehensive Plan in Chapter 1 - Section 1.3, Chapter 3 - Section 3.2, and Chapter 8 – Section 8.3. In addition the Commission will restrict the Planned Development to keep all perimeter exterior setbacks at the current municipal code requirement of 20 ft. Phoebe Benziger seconded. There were three yes votes and one no vote for the motion. The motion carried.

Phoebe Benziger moved to recommend to City Council approval of the Preliminary Plat application with following condition: the approval of this Preliminary Plat is expressly conditioned upon city staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Jan Chastain seconded and the motion passed unanimously.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for February 10, 2021.

PUBLIC COMMENT

None.

ADJOURNMENT

Dave Fishing moved to adjourn the meeting. Phoebe Benziger seconded and the meeting ended at 6:28 p.m.

CHAIRPERSON

ATTEST

Ana Konkel	Grant Jones	Peggy Murphy
Anita Parsons	Greg & Connie Majors	Pete Jouflas
Arleen Friedman	Hilde Wilkinson	Randy Griffin
Barbara Gallagher	homeofthehitz@aol.com	Randy Havens
Belynda Prehn	Jack Elsea	Randy White
Ben Bingham	James Newman	Richard Cox
Bo Nerlin	Janet White	Richard Dickinson
Brenda Cofano	Janice Cusick	Rick Chapman
bvictor (bvictor)	Jessica Lanser	Robert Michaels
Carol Cox	Jessica Northrup	Robert Miller
Catherine Rosset	Jim Knight	Robert Sibelius
Cathy Hoffman	Joe Sullivan	Robin Lerg
Christine Collin	John and Jeanette Ritchey	Ronald Martin Smith
Christine Woerner	John Elo	Ronald Sobieck
Christy Hartzler	Josue Perez	Ross Valdez
Clifford Hayden	Judy Frazier	Ryan Cushenan
Connie Pitz	Kathy Devor	Sandra Harris
Craig Nichols	Ken Van Skiver	Sandra Orr
Craig Pleinis	Kevin Davis	Shane Flanigan
Curt Bishop	Lana Kinsey	Shirley Harvey
Curt Webbe	Laura Devor	Skip Hudson
Cynthia Alvarez	Lee Dusa	Sonja Anderson
Dallas Augustine	Linda Augustine	Stan Grigg
Darlene Siebert	Linda Oshesky	Stephanie Yeager
Darrell Kastendieck	Lorie Cribbs	Steve Stevenson
Dave Bowman	Loyd Anderson	Sue Goldasich
David Schieldt	Mandy Miller	Sue Nally
David Tarpley	Marci Miles	Susan Cofano
David Wadlington	Marcia Middel	Susan Mains
Dee Markus	Margaret Spindler	Susan Zanol
Denise Allison	Marie Heroux	Suzanne Hansen
Dennis Anderson	Mark Stilley	T K (tkay)
Dennis Stout	Martha Whitmore	Tammee Waltrip
Diann Robertson	Matt Goldasich	Ted Collin
Dick & Marcia Allison	Matt Imus	Ted Joens
Dick Graham	Matt Miles	Ted Newlin
Don and Jean Esser	Michael Cornish	Thomas Mc Nerney
Don Preissner	Michele Callahan	Thomas Russell
Donald Peterson	Mike & Linda (mbrothers51)	Tom Dembeck
Donna (kendonnash)	Mike Craig	Tom Hartzler
Doug Chaney	Mike Weber	Tom Kearney
Elizabeth Griffin	Nancy Miller	Tyrel Sullivan
Flint Ogle	Ned Frazier	Velma Brice
Frank Bernardi	Pam (tpm282)	Vicki Williamson
Gail Marvel	Pam Dixon	Vickie Marietta
Gary Poteet	Pamela Weiand	Victoria Douras
Gary Seitz	Patrick Byrnes	Walter Maine
Ginny Price	Paul & Susan Miller	William Neff
Glen Williamson	Paul Arbogast	
Gordon Tye	Paul Story	