



The Montrose City Planning Commission held a meeting on June 22, 2022, 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.).

Planning Commissioners Present: David Fishing (Chair), Chad Huffman (Vice-Chair), Jan Chastain, Phoebe Benziger and Steve Ball. Absent: Delphine Jadot, Richard Rogers.

Staff Members Present: William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Christine Aslakson (Legal Assistant), Montrose Police Officer.

There were 8 members of the public in attendance.

CALL TO ORDER

Chairperson David Fishing called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the June 8, 2022, meeting as submitted. Jan Chastain seconded, and the motion carried. Chad Huffman abstained.

ADDITIONS OR DELETIONS

None.

CONDITIONAL USE PERMIT FOR BLACK CANYON BOYS AND GIRLS CLUB.

The applicant is requesting a renewal of a conditional use permit to allow a school building in the "R-3A" Medium High-Density District, located on Lot 1 of the Atwood Minor Subdivision. This type of use is considered a conditional use in this zoning district. The applicant is Black Canyon Boys and Girls Club, LLC.

Staff Presentation

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

Applicant Presentation

The applicant was not present.

Questions for Staff

Planning Commissioners and staff discussed the expired conditional use permit details, any changes, and potential expiration date for a new conditional use permit.

Public Comment

There was no public comment.

Discussion

Planning Commissioners and staff further discussed conditions for expiration of a new conditional use permit.

Motion and Vote

Chad Huffman moved to approve the request to allow the conditional use of a school within the "R-3A" Medium High-Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report, with the condition they obtain a building permit within 2 years. Phoebe Benziger seconded and the motion passed unanimously.

CONDITIONAL USE PERMIT FOR LOT 5 OF THE MIAMI BUSINESS PARK SUBDIVISION FILING NO. 2.

The applicant is requesting a conditional use permit to allow a 6-unit multifamily residential structure in the "OR" Office-Residential District located within Lot 5 of the Miami Business Park Subdivision Filing No. 2. This type of use is considered a conditional use in this zoning district. The applicant is Dean McCall with ESC Partners, LLC.

Staff Presentation

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

Applicant Presentation

Dean McCall, applicant, approached the podium to provide background on the requested conditional use permit.

Public Comment

There was no public comment.

Questions for Applicant

None.

Questions for Staff

Planning Commissioners and staff discussed the reason a conditional use permit is required and the future of the existing footpath on the property.

Discussion

Planning Commissioners commented on the appropriateness of higher density in this area.

Motion and Vote

Phoebe Benziger moved to approve the request to allow the conditional use of a multifamily residence within the "OR" Office Residential 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 passed unanimously.

CROSSROADS PARK II SKETCH PLAN.

This is the sketch plan for the Crossroads Park II Subdivision. The property is approximately 1.688 acres in size, and is located on the northeast corner of 6600 Rd and Locust Rd. The proposed subdivision will consist of 28 residential units. The property is zoned "R-4" High Density District. The applicant is Tim Clifford with Crossroads Park II, LLC.

Staff Presentation

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

Applicant Presentation

Tim Clifford, applicant, discussed his qualifications and experience and highlighted features of his project.

Questions for Applicant

Planning Commissioners and applicant discuss parking and oversize vehicles, and potential long-term rentals. They also discussed the site plan and a setback discrepancy.

Questions for Staff

Planning Commissioners and staff discussed roads, fencing around common areas, irrigation water, curbs and sidewalks and a variance for setbacks.

Public Comment

Three members of the public approached the podium to discuss their concerns and suggestions regarding the name of the development, a consideration for geothermal, change in garage depth, and a potential partnership for an expansion project. The applicant returned to the podium to discuss the comments.

Discussion

None.

Motion and Vote

No action.

OTHER BUSINESS

None.

NEXT MEETING

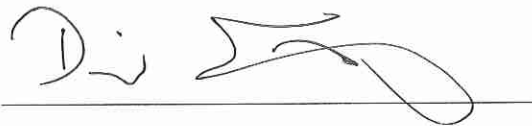
The next Planning Commission meeting is scheduled for July 13, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Chad Huffinan seconded, and the meeting ended at 6:14 p.m.

A handwritten signature in black ink, appearing to read "Chad Huffinan", is written over a horizontal line.

CHAIRPERSON

ATTEST