

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 29, 2009

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Guram, Landless, Liske, Whaling, Mayor Willits, Mayor Pro Tem Clark, and Chairperson Petruccelli in attendance.

1. Application for Amended Plat; Location: Lot 2 of the Amended Mitchell Subdivision, and Lot B of the Crabb Subdivision; Zone: General Commercial (GC) and Historic Business (HB), respectively; Applicant: Animal Humane Society of Ouray County (SCHS), and Adam & Cristin Johnson

Notice of Public Hearing dated September 29, 2009; Crabb-Mitchell Amended Subdivision Plat; Staff Report dated September 18, 2009 from the Town Planner.

Town Engineer, Joanne Fagan explained the application for amended plat is to change the ownership of the driveway/easement that runs between Mountain Medical Center and The Humane Society, to Adam & Cristin Johnson. The change will require relocation of the east property line of Lot B Crabb Subdivision (Humane Society parcel), 20 feet west across the easement. Fagan further explained an additional component to the change is the creation of an 8-foot non-exclusive drainage easement that parallels the west and north property lines of Lot 2 Mitchell (Adam & Cristin Johnson parcel). The plat notes for Lot 2 Mitchell would be amended to include two single-family dwellings with light industrial use.

Applicant Adam Johnson explained his parcel is not compliant with the building/zoning code because he does not own the driveway/easement. Changing the ownership will provide limited legal access to the property, bring it closer into compliance, and allow him to expand his wood working business. Mr. Johnson further explained water drains north from the Humane Society parking lot, across the common driveway. SCHS has been issued a building permit to expand the building, and are being required to mitigate the drainage issues as part of the permit criteria.

Second Chance Humane Society Business Manager, Dick Caldwell explained a drainage system will be created that directs the water around the building, and will use the drainage easement along the driveway.

The Commission discussed, at length, the various potential (GC) uses that would be appropriate with the limited length of the access

ACTION:

Commissioner Whaling moved to recommend approval to the Town Council for the application of the amended plat with the following conditions: 1. Plat Note 2 is changed to reflect the property cannot be further subdivided until such time that the property has full conforming legal access. 2. The parcel is not excluded from the Town Multi-Site Code requirements. 3. Lot 2 and Lot B must be labeled on the plat, meet current submittal requirements, and is subject to review by the Town Attorney. 4. Staff Report's general plat comments and recommendations are met. The motion was seconded by Mayor Willits, and unanimously carried.

2. Application for Rezoning; Location: Section 17, Township 45, Range 8, part of NE quarter in the Town of Ridgway at 1125 Highway 62 at the northwest corner of Amelia Street and Highway 62; Zone: Future Development (FD); Applicant: Town of Ridgway

Notice of Public Hearing dated September 29, 2009; Staff Report dated September 18, 2009 from the Town Planner.

Engineer Fagan explained the rezoning application will bring the property closer into conformance with Town zoning regulations. The parcel is not large enough to meet the minimum requirement of a Future Development (FD) parcel. The property should be zoned General Commercial (GC) to be more compatible with its actual use and size. Fagan further explained the current parcel owner, Colorado Department of Transportation (CDOT), plan to replace one of the existing structures with a new building.

ACTION:

Mayor Pro Tem John Clark moved to recommend to the Town Council approval of the application for rezoning from FD to GC with the following conditions: 1. the land use should be restricted to government owned buildings and facilities 2. Town Council should pursue conversation with CDOT to address screening the visual impact of the facility. Commissioner Whaling seconded the motion and it carried unanimously.

3. COMMUNITY SURVEY UPDATE

The Town Engineer gave preliminary statistics regarding resident responses to the Community Survey to update the comprehensive development plan. The Commission will receive the final data at the next meeting.

APPROVAL OF THE MINUTES

4. Minutes from the Regular Meeting of June 30, 2009

ACTION:

Mayor Pro Tem John Clark moved with Commissioner Whaling seconding the motion to approve the minutes of June 30, 2009. The motion carried with Commissioner Landless and Chairperson Petruccelli abstaining.

5. Minutes from the Regular Meeting of July 28, 2009

ACTION:

Mayor Pro Tem John Clark moved with Commissioner Whaling seconding the motion to approve the minutes of July 28, 2009. The motion carried with Commissioners Landless and Liske abstaining.

6. Minutes from the Regular Meeting of August 25, 2009

ACTION:

Mayor Pro Tem John Clark moved with Commissioner Liske seconding the motion to approve the minutes of August 25, 2009. The motion carried with Commissioners Guram and Whaling abstaining.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk