

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
OCTOBER 25, 2011

CALL TO ORDER

Chairperson Scranton called the meeting to order at 5:30 p.m. with Commissioners Emilson, Liske, Chairperson Scranton, Mayor Pro Tem Clark and Mayor Willits in attendance. Commissioners Hines and Wasser were absent.

PUBLIC HEARINGS

1. Application for Conditional Use Permit for a Daycare Facility; Location: Lot 26, Eastside Subdivision; Address: 252 Palomino Trail, Unit K; Zone: General Commercial; Property Owner: Trail Town Partners, LLC; Applicant: Dorthy McCarty

Site map depicting the existing Trail Town development; site plan for Trail Town Unit K; email dated October 18, 2011 addressing the criteria for the Conditional Use Permit from the Applicant; Staff Report dated October 21, 2011 from the Town Manager/Planner and the Public Works Director.

Public Works Director Joanne Fagan presented a conditional use application to construct a daycare facility in a General Commercial Zone on Lot 26, Eastside Subdivision and noted the Ridgway Municipal Code was recently amended to allow for the use. She explained restrictions on the property require three parking spaces. Since the daycare center will have fifteen children and two employees, staff is recommending the applicant work with the property owner to obtain additional parking at the far east end of Hunter Parkway. The Director also noted an outdoor common area, shared by all tenants, is planned for an enclosed playground.

Applicant Dorthy McCarty reported the children will be dropped off at 7:30 and 9:30 a.m.; and picked up at 3:30 and 5:30 p.m., with a maximum parking time of 15 minutes per vehicle.

Chairperson Scranton opened the hearing for public comment and there was none.

There was discussion between the Commission and the applicant.

The Commission asked staff if regulations regarding proximity of a daycare center to an establishment serving alcohol had been considered. Director Fagan reported the proposed use is compliant.

ACTION:

Mayor Pro Tem Clark motioned to approve the Conditional Use Permit for a daycare facility on Lot 26, at 252 Palomino Trail, Unit K in Trail Town for applicant Dorthy McCarty with all conditions in the staff report dated October 2011. Commissioner Liske seconded the motion, and it carried unanimously.

APPROVAL OF THE MINUTES

2. Minutes from the Regular Meeting of September 27, 2011

ACTION:

Mayor Pro Tem Clark moved to approve the minutes from September 25, 2011. Chairperson Scranton seconded the motion which carried, with Commissioner Liske abstaining.

ADJOURNMENT

The meeting was adjourned at 5:55 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk