



**CITY OF MONTROSE
PLANNING COMMISSION AGENDA**

*City Council Chambers 5 p.m.
September 14, 2011*

The 11:00 rule will be enforced. All public hearings scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission may take a vote to decide whether to vote on the agenda item or to continue the item to the next meeting. The Planning Commission may also vote to consider discussion and action on additional agenda items that require action in a specified time period due to legal requirements. All remaining agenda items, not heard due to time constraints, will be placed first on the next Planning Commission Agenda.

1. Approval of the minutes dated August 24, 2011
2. Additions or Deletions.
3. **ANX #11-002 – MESA VIEW ADDITION NO. 1 – TRACT 1 AND TRACT 2 OF HANKINS EXEMPTION FOR COURT ORDERED LAND DIVISION LOCATED AT 68027 AND 68057 SUNNYSIDE ROAD – PROPOSED ZONING IS RL (RURAL LIVING) WITH A MINIMUM LOT SIZE OF 3 ACRES.** This parcel is approximately 6.05 acres and is located on the north side of Sunnyside Road with a portion of the west side of the parcel abutting 68.00 Road. The proposed zoning is RL (Rural Living) with a minimum lot size of 3 acres. At an initial zoning hearing, the Planning Commission may select any zoning district designation based upon evidence presented at the hearing, and consideration of the requirements of the Official Municipal Code of the City of Montrose. Melissa Schroeder and Joel and Shirley Hankins are the applicants.
4. **POLICY ITEMS: A). PROPOSAL TO ALLOW LIMITED INDUSTRIAL (I-1) USES IN THE B-2, B-2A, AND B-3 DISTRICTS.** Staff would like to go over the draft ordinance with the Planning Commission before forwarding it to City council.
B). ALTERNATIVE PROCEDURE FOR TEMPORARY SALES EVENTS.
C). PROPOSAL FOR A CONDITIONAL USE PERMIT FOR PROJECTS THAT FIT THE INTENT OF THE REDO DISTRICT. Staff would like to discuss a potential procedure to allow creative infill projects.
5. Other Business

6. Next Time September 28, 2011 at 5:00 p.m.

7. Adjournment