



The Montrose City Planning Commission held a meeting April 24, 2013, at 5 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.).

PRESENT

Frank Casey, Doug Glaspell, Ray Jantzen, Josh Freed, John Beadle, Barbara Hawke and City staff, Kerwin Jensen, Jennifer Spinelli, Sharon Dunning, and John Harris were present.

ABSENT

Judy Wind, Garry Baker, Rob Joseph

GUESTS

Jim Barnhill, Allen Weese, Andrea Wurtz, Glenn and Geraldine Caddy, Nick Hansen and Scott Hill.

Planning Commission Vice-Chairperson, Frank Casey, called the meeting to order at 5 p.m.

APPROVAL OF MINUTES

Doug Glaspell moved to approve the minutes of the April 10, 2013, meeting. Josh Freed seconded the motion, and it carried unanimously.

VAR#13-01 - LOTS A AND B, HILLCREST ESTATES, FILING 3 – 515 S. HILLCREST DRIVE – VARIANCE TO SIGN CODES.

This is a request for a variance from: (1) the requirement allowing one freestanding sign to allow a second freestanding sign, (2) from the height allowance of 4 feet to allow a 5 foot tall freestanding sign, and (3) from the allowance of 6 square feet of signage area to be increased to 26.6 square feet. Crossroads Victory Church is the applicant.

Jennifer Spinelli introduced this item. All public notice requirements have been fulfilled and the official files and exhibits were entered into the record.

The applicant is seeking a variance for the purpose of repairing the existing sign and changing the lettering to identify the church. The applicant is also informed that a sign permit will be required upon approval of the variance.

Staff feels that this request will not adversely affect public health, safety, and welfare, and will not result in signage incompatible with other properties in the area, and recommends approval of the variance request.

Allen Weese, 60836 Logan Lane, Montrose, Vice President of the Board of Directors for Crossroads Victory Church at 515 Hillcrest Drive approached the podium to speak in favor of the proposed variance. Mr. Weese stated that the staff report accurately provides the information for the variance request.

Josh Freed asked about the repair and if any structural changes were being done to the sign. Mr. Weese responded that the sign is made of stucco and blocks and has significant cracks. They want to repair the cracks and paint the wall and make it look good. He also stated that if the sign variance is not approved they will remove the Hillcrest Estates lettering and leave the structure.

Andrea Wurtz, 1526 Arizona Ave., Hillcrest Estates approached the podium. Ms. Wurtz stated that she was asking for the sign variance for the church to be denied because she believes that the property where the sign sits belongs to Hillcrest Estates. She went on to address facts that were outside of the scope of the sign variance, and was told those issues could not be considered at this meeting. Kerwin Jensen stated that he has verified the property boundaries with the surveyor, and the sign is in fact on the church property. Any other property disputes will have to be dealt with among those property owners outside of the meeting. Kerwin offered to discuss those issues with her at another time.

Vice-Chairperson Frank Casey then asked the Commissioners to only consider the sign variance. Ray Jantzen asked if there were concerns regarding traffic, and Kerwin Jensen responded that Pennsylvania is a public street and a public right of way, and everyone has the right to use a public right of way. He emphasized that we cannot consider traffic issues as part of this variance request.

The public testimony portion of the hearing was closed.

Doug Glaspell made a motion to recommend approval of VAR#13-01 Lots A and B, Hillcrest Estates, Filing 3, also known as 515 S Hillcrest Drive, variance to the sign code based on the recommendation and findings of staff. Ray Jantzen seconded, and the motion carried unanimously.

VAR#13-03 – A TRACT OF LAND IN LOT 3, SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST NEW MEXICO PRINCIPAL MERIDAN – 600 S. SELIG AVENUE (MONTROSE HIGH SCHOOL) – VARIANCE TO SIGN CODES.

This is a request for a variance from: (1) the sign height limit of 6 feet in an R-3 zone to allow an additional 5 feet (11 feet total), and (2) from the restriction limiting electronic reader board signs to only B-2, B-2A, and B-3 zones and allow in an R-3 zone. Scott Hill from Montrose High School is the applicant.

Jennifer Spinelli introduced this item. All public notice requirements have been fulfilled and the official files and exhibits were entered into the record.

The applicant is seeking a variance from sign regulations for the purpose of replacing their old monument message sign with a taller electronic reader board sign in the same place. This type of sign is restricted in the R-3 zone. Also restricted is the height of the sign, which the applicant has requested in order to alleviate temptation for any tampering with the sign. The sign location is right on Townsend, surrounded by B2 zone where this type of sign is allowed.

Staff feels that this request will not adversely affect public health, safety, and welfare, and will not result in signage incompatible with other properties in the area, and is recommending approval of the variance request. If the variance is approved, the applicant will still need to apply for a sign permit.

Doug Glaspell asked if it is normal for a school to be zoned R-3. Kerwin Jensen answered that a lot of the schools in the area are in R-3 zoning. Since the school is on such a large parcel, this is the best way to accommodate the applicants, rather than ask them to go through an entire zone change on the whole site.

Doug asked if the applicants have been informed about the requirements of electronic sign boards, and Barbara Hawke asked about traffic safety. Kerwin stated the applicants were aware of the requirement of a minimum of 5 minute hold time, with no scrolling, flashing or animation.

Jim Barnhill, Principal of Montrose High School, 66290 Cottonwood Drive, approached the podium to speak in favor of the proposed variance. He then turned the podium over to Scott Hill of 3044 Lost Creek Road North, and Nick Hansen, 3116 Monte Vista Circle. Mr. Hill addressed the hold time issue, and stated the sign would only be changed daily and would be maintained by student council.

The public testimony portion of the hearing was closed.

Josh Freed made a motion to recommend approval of VAR#13-03, a tract of land in Lot 3, Section 34, Township 49 North, Range 9 West New Mexico Principal Meridian, also known as 600 S. Selig Avenue (Montrose High School), variances to the sign code based on the recommendation and findings of staff. Ray Jantzen seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

Kerwin gave an overview of the three agenda items scheduled for the next meeting.

OTHER BUSINESS

None

NEXT TIME

The next Planning Commission meeting is scheduled for May 8, 2013.

ADJOURNMENT

Ray Jantzen moved to adjourn the meeting at 5:39 p.m. John Beadle seconded the motion, and it carried unanimously.

CHAIRPERSON

ATTEST