



The Montrose City Planning Commission held a meeting on June 22, 2016, 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.).

PRESENT

Doug Glaspell, Anthony Russo, Gary Seitz and City staff Jennifer Stepleton, Scott Murphy and Sharon Dunning were present.

ABSENT

Josh Freed, Garry Baker, Andrew Boyko

GUESTS

Christine Allen, Don and Bonnie Stott, Wm. P. "Bill" Brougham, Modene Gaulke, Zach Prock

CALL TO ORDER

Chairperson Doug Glaspell called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Gary Seitz moved to approve the minutes of the May 25, 2016 meeting as presented. Anthony Russo seconded the motion, and it carried unanimously.

ADDITIONS OR DELETIONS

No additions or deletions.

VAR16-02 – LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 57, SELIGS ADDITION, MONTROSE, COLORADO, LOCATED AT SOUTH 5TH STREET BETWEEN SOUTH SELIG AVENUE AND SOUTH TOWNSEND AVENUE. This is a request for a variance from parking requirements. David Coker is the applicant.

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

This variance request applies to the entire north half of South 5th Street, between South Townsend Avenue and South Selig Avenue. The applicant is looking to purchase this property for a multi-tenant commercial development, which is contingent upon approval of the variance request. All existing

buildings would be demolished to allow construction of 2 separate buildings at roughly 2500 square feet each.

The minimum parking requirement for commercial businesses largely depends on the use of the building. For basic commercial uses, like retail, the parking requirement is one space per 300 square feet of floor area. For drive-thru restaurants, the parking requirement is one space per 100 square feet for floor area. While the proposed site plan does include drive-thru restaurants, it is impossible to know the floor area of each business at this point. That also makes it impossible to determine the amount of required off-street parking.

According to the proposed site plan, there will be a total of 40 parking spaces provided on site. An additional 14 spaces could be provided on-street, which counts as credit for an additional 7 off-street spaces. The applicant is requesting a variance to allow the minimum number of parking spaces to be the number of spaces shown on the site plan.

Staff recommends approval to allow a minimum of 40 off-street parking spaces and 14 on-street spaces with the standard conditions that the approval applies only to the submitted site plan, and that the applicant applies for a building permit within one year of the approval date.

The applicant was not present, and no one came forward to speak about the proposed variance.

The public testimony portion of the hearing was closed.

Gary Seitz moved to approve VAR16-02 for Lots 13 through 24, inclusive, Block 57, Seligs Addition, Montrose, Colorado, located at South 5th Street between South Selig Avenue and South Townsend Avenue, a variance to parking requirements with the conditions that the approval applies only to the submitted site plan and that the applicant applies for a building permit within one year of the approval date. Anthony Russo seconded and the motion carried unanimously.

Don Stott, who lives across the street at the Townsend House, approached the podium to comment on the variance. Mr. Stott brought up his concern about whether there was enough room for landscaping with all the proposed parking spaces. Doug Glaspell responded there will have to be a landscape plan, and Scott Murphy added if they cannot meet the landscape requirements then they will have to start over.

VAR16-03 – 1032 6450 ROAD, MONTROSE, COLORADO, LEGAL DESCRIPTION IS ON FILE. This is a request for a variance from site development requirements. Kinikin Processing LLC is the applicant.

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

Kinikin Processing recently acquired the property at 1032 6450 Road and has been converting the existing building to suit their needs. The next step in their process is to add on to the space and expand the services they provide at this location. However, the addition they would like to construct will trigger site development improvements. Because this property falls within the Highway Corridor Overlay, there are additional stipulations for development visible from the highway. The proposed

addition would be behind the existing building and not visible from the highway, so paved parking and landscaping standards are the only applicable requirements.

The applicant is requesting a variance to reduce the number of required parking spaces, the amount of required paving, and the location of landscaping on the property.

The minimum standard for industrial uses like this is paved parking and maneuvering areas for customer parking. Paved parking spaces will be provided as shown on the site plan, but maneuvering area for these spaces would remain gravel. The parking requirements also require one space per 1000 square feet of floor area, which puts the minimum parking standard at 12 spaces for this property with the addition. The proposed parking area on the site plan shows room for 6 spaces. Landscaping is also required to be at 4% of the lot not covered by a building, primarily along the highway frontage and at a depth of at least 15 feet. The amount of proposed landscaping meets the minimum requirements, but would be located much closer to the building as shown on the site plan.

Staff recommends approval with the standard conditions that the approval applies only to the submitted site plan, and that the applicant applies for a building permit within one year of the approval date.

Doug Glaspell stated his recollection was it is just a gravel parking lot right now. He asked if there will be an access road to the building in the back. Jennifer answered not at this time, it is all residential so there is no opportunity for access from the south. They may expand to the vacant land to the north on Park Avenue, but that is just a rumor.

Anthony Russo asked what the use of the building will be and if trucks be going in there. That could affect maneuverability. Jennifer responded she does not know. There is already access to the back of the building and trucks are driving back there.

Doug Glaspell asked, if since there is access to the back of the building, do we have any requirements that they would have to pave there for access now or in the future. Jennifer stated the City's requirements state industrial zone storage areas can remain gravel as long as it is fenced off.

Doug asked if the City still uses the adjoining property. Scott replied sometimes for stockpiling. The City still owns the property.

Zack Prock, 72015 Kinikin Road, approached the podium to speak in favor of the proposed variance. Mr. Prock stated that staff covered the variance request very well.

Anthony Russo asked Mr. Prock what the use of the building will be and if there will be trucks coming in. Mr. Prock answered it is for meat processing, and there are some trucks that come in for pickup and delivery, but it is not a high traffic area. Doug asked if slaughter is done at the facility. Mr. Prock stated right now it is not done there, it is done at the other facility. Anthony asked if they were planning to open a retail store for processed meats and was told a retail store is already there.

The public testimony portion of the hearing was closed.

Anthony Russo moved to approve VAR16-03 for 1032 6450 Road, Montrose, Colorado (legal description is on file), a variance to site development requirements with the conditions that the approval applies only to the submitted site plan and that the applicant applies for a building permit within one year of the approval date. Garry Seitz seconded and the motion carried unanimously.

OTHER BUSINESS

Gary Seitz asked Scott Murphy how long the construction of the roundabout at Sunnyside and Hillcrest will take. Scott stated it will be mid-October before the project will be completed. Gary then asked why there is a roundabout at Grand Avenue, to which Scott replied he did not know, it was before his time.

NEXT TIME

The next Planning Commission meeting is scheduled for July 13, 2016.

ADJOURNMENT

Gary Seitz moved to adjourn the meeting at 5:30 p.m. Anthony Russo seconded the motion, and it carried unanimously.



CHAIRPERSON



ATTEST