



The Montrose City Planning Commission held a virtual meeting on June 24, 2020, at 5:00 p.m. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

PRESENT

Planning Commissioners Karen Vacca, Jan Chastain, Chad Huffman, David Fishering, Greg Easton, Anthony Russo, and City Staff Scott Murphy, Amy Sharp, Ann Morgenthaler, Rachel Allen, Christine Aslakson, Stephen Alcorn, Sharon Dunning and Greg Story.

ABSENT

None.

GUESTS

Dean McCall

CALL TO ORDER

Chairperson Anthony Russo called the meeting to order at 5:02 p.m.

APPROVAL OF MINUTES

David Fishering moved to approve the minutes of the June 10, 2020 meeting as submitted. Jan Chastain seconded and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

CUP20-0026 – 2305 S TOWNSEND AVE, UNIT E. This is a request for a Conditional Use Permit to allow a school for tutoring, testing and counseling in the B-2 Highway Commercial District. Dean McCall is the applicant.

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

The address for the proposed school is 2305 S Townsend Ave, Unit E and is located in the B-2 Highway Commercial District. Schools are a conditional use in the B-2 zone.

The proposed school would be for tutoring, testing and counseling, and would include 2 to 4 staff members and 10 to 15 students on a daily basis. During periodic testing, there may be as many as 20 to 25 people in the space.

Staff finds that the proposed school meets the conditional use criteria for the B-2 Highway Commercial District. It is in compliance with the Comprehensive Plan and is compatible with existing uses and zoning in the area. Staff recommends approval of the conditional use.

Dean McCall, 423 Stanford Lane, Montrose, spoke in favor of the proposed conditional use. This will be a change of use for the unit. The school is an online high school which has been established throughout the state of Colorado and is a program that has existed in our community for a few years. The school is looking for a better space than they currently have. The purpose of the school is for counseling, testing and coaching. It is a resource center where students can sit down with a teacher or coach. Anthony Russo asked how many people would be in the unit. Mr. McCall replied there will usually be 1 to 3 staff members and 10 to 15 students. The largest occupancy would be on a testing day. His understanding is it will not be a high volume of people. He is not sure what Covid restrictions may do.

David Fishering asked the applicant if he is the building owner and how long the spot has been empty. Mr. McCall replied he is the building owner and the unit has been empty since August. He has been working with restaurants, but it has been challenging with Covid. David Fishering asked if it will overwhelm the parking lot. Mr. McCall stated there is a parking agreement with the entire plaza for shared parking. There should be plenty of parking for the whole area.

Jan Chastain asked who the applicant is. The reply was Goal Academy out of Colorado Springs. They have been operating out of a shared space and have been in Montrose for a couple years.

Karen Vacca asked if this space will be a permanent or a temporary location. Mr. McCall stated he believes they are planning it to be a permanent location. They are investing in nice things for the space.

Chad Huffman asked about the number of possible visitors and the fire code for that building. Mr. McCall stated the space is 2200 square feet, and as a restaurant the occupancy rate was over 30 people.

Chad Huffman asked who the prior tenant was and what will be the hours of operation. The reply was the prior tenant was Christ's Kitchen and prior to that it was retail space. The hours of operation will be a normal work week. To the east of that building is a church that only operates on weekends and evenings.

Jan Chastain asked what kind of kids would be attending the school. Dean McCall stated his understanding is this program has evolved to meet the needs of kids who don't fit into mainstream programs.

The public portion of the hearing was closed.

David Fishering moved to approve the request to allow the conditional use of a school in a B-2 Highway Commercial District zone. The request meets the code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded and the motion carried unanimously.

OTHER BUSINESS

The next Planning Commission meeting scheduled for July 8, 2020, has been cancelled. The July 22, 2020 meeting will have Planning Commission members and staff in person. The public will be able to attend the meeting via Zoom.

Anthony stated he would like to do some internal business at the next meeting. He would like to review Robert's rules and also some issues that have come up.

PUBLIC COMMENT

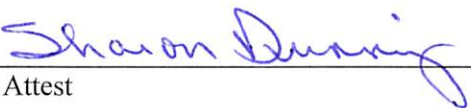
None.

ADJOURNMENT

Anthony Russo adjourned the meeting at 5:29 p.m.



Chairperson



Attest