

Town of Mancos  
Planning & Zoning Commission

Feb 19, 2014

- A. Call to Order- Chairperson Griffin called the meeting to order at 7:03 p.m.
- B. Roll Call-present: Marianne Griffin, Jennifer Guy, Colleen Brennan, Regina Roberts, Trustee Alan Rolston, Town Clerk/Treasurer Heather Alvarez, Deputy Clerk Georgette Welage  
Absent- Robert Seney, Mayor Rachael Simbeck, Town Administrator Andrea Phillips
- C. Approval of the Agenda: Regina Roberts made the motion to approve the agenda adding as a Discussion Item-Update on the Board/Commissioners Workshop held 2/15/14. Jennifer Guy seconded the motion. Motion carried.
- D. Approval of the Minutes of 1/15/14: Jennifer Guy made the motion to approve the minutes of 1/15/14 as corrected. Regina Roberts seconded the motion. Motion carried.
- E. Audience Business  
none
- F. Action Items:
  - 1. Public Hearing Special Exception setbacks and fence height 550 Railroad Ave.

Chairperson Griffin declared the Public Hearing open at 7:10 p.m.

Letter from Town Administrator Andrea Phillips was noted as well as the application from the Lunders.

Rollin Lunders, 44190 Rd M.3, Mancos, Colorado, owner of the property, 550 Railroad Ave., Mancos, Colorado was present, as well as his wife, Robin. Mr. Lunders is requesting 0 setbacks rather than those required by the LUC. If approved, Mr. Lunders will build a 240 square foot addition to the present building. He would also like an 8 foot tall privacy fence rather than the 6 foot allowed by code. After renovation the building will be leased to people who plan to open a brew pub.

The commissioners generally felt the new business would be an asset to the town.

No one signed up to speak during the public hearing.

Marianne Griffin closed public portion of hearing at 7:40 p.m.

Jennifer Guy made the motion to approve the Special Exception with the following conditions:

- 1) The town require a current, updated letter from Mr. & Mrs. Lars Johnson, adjoining landowners, acknowledging the setbacks are acceptable.
- 2) The rear setback be one (1) foot, side setbacks zero ( 0).

3) The fence be a maximum of eight (8) feet tall and could be built on the property line.

Colleen Brennan seconded the motion.

Motion carried.

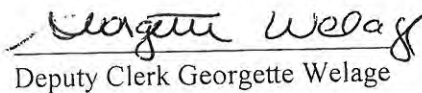
G. Discussion Items

Update on Board/Commissioners Workshop held at the Community Center 2/15/14. Marianne felt the workshop went very well. The workshop promoted a positive relationship between the Board and Commission. Jennifer Guy and Colleen Brennan were disappointed with the workshop. Design standards needed to be worked on and they were not discussed. Nancy, Russell Engineering, will send suggestions-the Commissioners would like to hold a workshop ASAP to concentrate on design standards. It was suggested that the Commissioners research the design standards of Crested Butte prior to the next meeting. The Commissioners would like Design Standards be placed on the 4/19/14 P&Z meeting under discussion.

Adjournment

8:20 p.m.

  
Chairperson Marianne Griffin

  
Deputy Clerk Georgette Welage

Approved 3-19-14