

Town of Mancos

Planning & Zoning Commission

March 19, 2014

- A. **Call to Order:** Chairperson Griffin called the meeting to order at 7:00 p.m.
- B. **Roll Call:** present-Marianne Griffin, Jennifer Guy, Colleen Brennan, Regina Roberts, Robert Seney, Mayor Rachael Simbeck, Trustee Alan Rolston, Town Administrator Andrea Phillips, Deputy Clerk Georgette Welage
- C. **Approval of the Agenda:** Jennifer Guy made the motion to approve the agenda as amended. Add: Status of Formula Business Ordinance, Mancos School Sign Violations. Remove: Historic Preservation Board and Designation to Local Historic Register. Robert Seney seconded the motion. Motion Carried.
- D. **Approval of the Minutes of 2/19/14:** Regina Roberts made the motion to approve the minutes of 2/19/14 as written. Colleen Brennan seconded the motion. Motion carried.
- E. **Audience Business:**
- Cris Hall, 629 Riverside, spoke regarding his frustration with the water rate increase and the fiber optic line on Riverside. He was told those were Town Board matters and their next meeting is March 26, 2014.
- F. **Action Items**
1. **Public Hearing and Discussion Proposed Amendments to Highway Business District**

PH opened at 7:08 p.m.

No one signed up to speak.

PH closed at 7:08 p.m.

Robert Seney made the motion to approve **Ordinance # 685 Series 2014** "An Ordinance Making Certain Text Amendments Concerning the Highway Business District and the Commercial District in the Town of Mancos Land Use Code and Amending the Mancos Municipal Code to Establish the Mancos Design Review Board." Regina Roberts seconded the motion. Motion Carried. This item will be forwarded to the Board of Trustees.

Ordinance # 686 Series 2014 was reviewed. Workshop to continue the review will be held Thursday, March 27th at 6:00 p.m.

G. Discussion Items

1. Rezoning & Minor Subdivision for Hwy parcel

Jim Paquin is presenting an initial concept to the Commissioners with his plans. He owns a lot at 40781 Hwy 160 N. The parcel is approximately 3 acres and currently contains a home and commercial building as well as several manufactured homes in the back side of the property. Mr. Paquin is interested in splitting the lot for a minor subdivision, dividing the property between the two front buildings and the back section where the manufactured homes are. He would like to rezone the front parcel from Mixed Residential (MR) to Highway Business District (HBD). His goal is to open a commercial laundry at this location, which is not permitted in MR.

The Commissioners felt the rezone was in agreement with the vision of the Highway Business Corridor. They advised Mr. Paquin to proceed with the application. Concern was voiced regarding the minor subdivision. The rear lot would not have public street access which is required, according to code.

2. Historic Preservation Board and Designation to Local Historic Register

This item was tabled.

3. Status of Formula Business Ordinance-This item was sent to the Town Attorney and delayed while dealing with the Highway Business District. The new Town Board will be seated 4/9/14 and this item will be presented to them.

4. Sign non compliance

Regina Roberts made the motion to direct Town Administrator Phillips to contact School District RE-6 and ask that they comply with the special exception conditions issued when the sign was approved. Motion seconded by Jennifer Guy. Motion carried. Regina Roberts will fill out a formal written complaint.

Adjournment

9:13 p.m.


Chairperson Marianne Griffin


Deputy Clerk Georgette Welage