

TOWN OF MANCOS
Planning & Zoning Commission Meeting
July 15, 2015

- A. Call to Order-Chairperson Cindy Simpson called the meeting to order at 7:00 p.m.
- B. Roll Call-present: Cindy Simpson, Gina Roberts, John Bolton, Mayor Rachael Simbeck (Ms. Simbeck left the meeting at 8:09 p.m.), Trustee Michele Black, Town Clerk/Treasurer Heather Alvarez, Deputy Clerk Georgette Welage
- C. Approval of the Agenda Regina Roberts made the motion to approve the agenda as written. John Bolton seconded the motion. Motion carried.
- D. Approval of the minutes of March 18, 2015-Regina Roberts made the motion to approve the minutes of March 18, 2015 as written. John Bolton seconded the motion. Motion carried.
- E. Audience Business
All who signed up to speak will speak during the agenda topic.
- F. Announcements
none
- G. Unfinished Business
none
- H. New Business
 - 1. Letter of Resignation from Colleen Brennan
Regina Roberts made the motion to accept the letter of resignation from Colleen Brennan. John Bolton seconded the motion. Motion carried.
 - 2. Letter of Interest from Jennifer Guy
Regina Roberts made the motion to table this item until Jennifer Guy could be present. Cindy Simpson voted no, John Bolton voted no, Gina Roberts voted yes.

John Bolton made the motion to recommend to the Board of Trustees the approval of Jennifer Guy to the Planning & Zoning Commission for a term ending April 2017. Cindy Simpson voted yes, John Bolton voted yes, Gina Roberts voted no

This item will be forwarded to the Board of Trustees.

3. Marijuana Code Proposed Changes

The Mancos Town Board is seeking feedback from P&Z on issues related to land use: The town is on a moratorium until December 2015. As the local licensing authority, local governments can regulate the “time, place, and manner” of marijuana businesses. We can limit them to certain zoning districts, cap the number of licenses, regulate the hours of operation, size of the building, etc.

The Commission reviewed all suggested changes and made recommendations which will be reviewed by the Town Attorney and Town Board.

Signed up to speak:

Roy Starr, 11479 Rd 42, Mancos-Mr. Starr handed out information on extraction machines and spoke on the extraction process. The State has certified the equipment.

Alice Outwater, 198 E. Frontage, Mancos-“The State regulates medical, recreational and retail marijuana.”

Tom Cramer, 198 E. Frontage, Mancos-would like to convert the front of the house he owns into office or retail space. The back could be used for a facility and the kitchen for production of Marijuana Infused Products.

Jane Burke, 1652 CR 139, Mancos-Interested in the property at 651 Main. She mentioned the Fire Chief could sign off on inspections.

Gina Roberts made the motion to forward our concerns, comments and recommendations to the Town Administrator, Board and Attorney where appropriate and present to the Town Board for approval. Motion seconded by John Bolton. Motion passed unanimously by roll call vote.

A public hearing will be held at the next P&Z meeting 8/19/15.

4. Zoning Map Error

Discussion only-Parcel of land occupied by Metallics West shows zoned as Public on recent maps obtained from Montezuma County’s GIS system. This was also the case on one map included and adopted (2011) in the Mancos Comprehensive Plan. Another map in that document shows the property to be zoned Light Industrial. It is shown in previous zoning maps (1997) as Light Industrial. This is thought to be a clerical error and never intended to be rezoned. The property owner believes it is an error as well. According to our town attorney we will go through the public hearing process to make the amendment per the procedures of the land use code.

Roy Starr, 11479 Rd 42, Mancos spoke regarding the property at 651 Main. In the past it was zoned LI as shown on a Town map dated 1999.

Gina Roberts made the motion that Chairperson Cindy Simpson would contact Town Administrator Andrea Phillips regarding two corrections to the Town of Mancos Zoning Map: 651 Main from Public back to Light Industrial and the Mancos Public Library, 211 W. 1st St., from Commercial to Public.. John Bolton seconded the motion. Motion carried.

Discussion Items

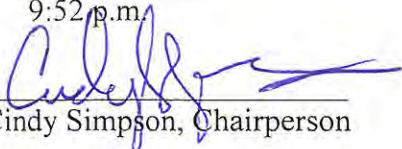
1. Project Updates

It was noted that IBC and Fire Codes might be addressed at a future meeting.

I. Items for August 19, 2015 Agenda

J. Adjournment

9:52 p.m.


Cindy Simpson, Chairperson


Georgette Welage, Deputy Clerk