



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
February 21, 2018**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 6:01 pm, Wednesday, February 21, 2018 at the Buena Vista Community Center, 715 E Main Street, Buena Vista, Colorado by Chair Preston Larimer. Also present were Vice Chair Annie Davis, Commissioner Lynn Schultz-Writsel.

Staff Present: Principal Planner Mark Doering, Planner 1 Robert Messenger, and Planning Technician Robin Mesaric- King.

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Mesaric- King proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Larimer called for approval of the agenda. **Motion #1** by Davis seconded by Schultz-Writsel to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES

Davis motioned for approval of the January 17, 2018 minutes as presented. **Motion #2** was seconded by Schultz-Writsel. Motion carried. Davis motioned for approval of the February 17, 2018 minutes as presented. **Motion #3** was seconded by Schultz-Writsel. Motion carried.

PUBLIC COMMENT

Larimer opened the public comment portion of the hearing at 6:03 p.m. With no comments received, the public comment portion of the hearing was closed at 6:03 p.m.

NEW BUSINESS

Carpenter Minor Subdivision Amendment No. 1

Brian Dziekonski owner of 111 Mill Street introduced himself and explained the reason he was doing a subdivision.

Messenger outlined the application information, zone district, airport overlay district, the lots created, the separate addressing, property location, proposed site plan, relevant points from the comprehensive plan, the review criteria for approval, and the recommendations from Town for approval.

Larimer questioned the parking location. Doering clarified the location and size of the parking, the lot lines, and explained the parking easement.

Davis motioned for recommended to the Board of Trustees the Carpenter Minor Subdivision Amendment No. 1 with the conditions recommended by Town staff. **Motion #4** was seconded by Schultz-Writsel. Motion carried.

Special Use Permit 215 Tabor Street, Suite 120

Ed Barkowski of 420 California Street was representing Joel Benson of 143 Sunflower Lane owner of the commercial building located at 215 Tabor Street.

Messenger gave a presentation on the special use application for an apartment unit in 215 Tabor Street, Unit 120, the zone district, the reason for the special use permit, size, and number of bedrooms, current use, location, floor plan, site plan, proposed renovations, picture of location, the special use permit criteria for approval, and the Town staff recommended conditions.

Davis verified that there was a secondary exit.

Schultz- Writsel Motioned to recommend to the Board of Trustees the approval of the special use permit for an apartment in unit 120 at 215 Tabor Street with the conditions recommended by Town staff. **Motion #5** was seconded by Davis. Motion carried.

STAFF / COMMISSION INTERACTION

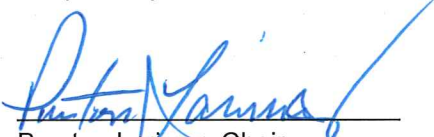
Doering read an excerpt of our code relating to the B-1 OT zone district regarding approved and special uses.

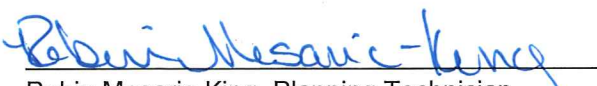
Doering informed the commission that there was a public open house scheduled on Monday, March 5 at 6 pm for the presentation of the UDC and zoning map. The Commission generally discusses the process for any issues found with the UDC.

ADJOURNMENT

There being no further business to come before the Commission, Schultz-Writsel motioned to adjourn the meeting at 7:09 p.m. Davis seconded. **Motion #6** was unanimously approved.

Respectfully submitted:


Preston Larimer, Chair


Robin Mesaric-King, Planning Technician