



**PLANNING COMMISSION
AGENDA
May 26, 2022 – 6:00 P.M.**

Planning Commission Members

David Seymour _____
Lana Kinsey _____
Dennis Murphy _____
Philip Lee _____
Rocky Gabriel _____

Staff

Steve White – Planning & Development Director _____
Asst. County Attorney _____
Kim Ficco – Planning _____
Tallmadge Richmond – Planner _____

Alternate Member

Clifford Dodge _____
Vacant _____

The 11 o'clock rule will be enforced. No new agenda item will be heard after 11:00 p.m. If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission shall take a vote to decide whether to vote on the agenda item or to continue the item to the next meeting. The Planning Commission may also vote to consider discussion and action on additional agenda items that require action in a specified time period due to legal requirements. All remaining agenda items will be placed first on the next Planning Commission Agenda.

DETERMINATION OF QUORUM

PRESENTATION OF MINUTES – April 28, 2022

CALL TO THE PUBLIC – Non-agenda items ONLY.

The “Call to the Public” is a time when the citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda if action is required.

OLD BUSINESS

PUBLIC HEARING

1. Black Barn Special Use [SU21-011]

Location: Parcel 399501100004, 16104 6250 RD

Zoning: General Agricultural

Proposal: To establish a multipurpose event venue

Applicant: Ross & Heather Davis
16104 6250 RD
Montrose, CO 81403
Owner, Ross Davis

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

NEW BUSINESS

PUBLIC HEARING

2. San Juan Huts Special Use [SU21-013]

Location: 7275 U Road, Parcel 401326300011

Zoning: General Agricultural

Proposal: To allow continued use of existing bike hut

Applicant: Kelly Ryan
PO BOX 773
Ridgway, CO 81432
Owner, Vostatek Construction & Design

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

3. Peace Of Mind Dog Boarding Special Use [SU22-004]

Location: Parcel 376525401001, 61663 Spring Creek Rd

Zoning: General Agricultural

Proposal: To move and expand dog boarding operation

Applicant: Jessica Poynter
61663 Spring Creek Rd
Montrose, CO 81403
Owner, Jessica Poynter

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

4. Weimer Ranches 2022 Rezone [RZ22-007]

Location: Parcel 427112300015

Zoning: Light Industrial - IL

Proposal: Rezone from Light Industrial (IL) to General Agricultural (A)

Applicant: Todt, Katie
3375 West Powers Circle

Littleton, CO 80123
Owner, Weimer Ranches LLLP

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

5. Weimer Ranches 2022 Parcel 2 Rezone [RZ22-008]

Location: Parcel 427112300015
Zoning: Light Industrial - IL
Proposal: Rezone from Light Industrial (IL) to General Agricultural (A)
Applicant: Todt, Katie
3375 West Powers Circle
Littleton, CO 80123
Owner, Weimer Ranches LLLP

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

MINOR SUBDIVISIONS

6. Church Road Ranch Minor Subdivision [MI22-007]

Location: Parcel 372316400041, 6859 Church Rd
Zoning: General Agricultural
Proposal: To divide a 15.56 acre lot into 2 lots
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402
Owner, Michael Despres

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

7. Silva Minor Subdivision [MI22-011]

Location: Parcel 376716400055, 12580 6450 RD
Zoning: General Agricultural
Proposal: To divide a 4.83 acre lot into 3 lots
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401
Owner, Ramon Silva

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

8. Summers Minor Subdivision [MI22-016]

Location: Parcel 376535403001, 60569 Oak Grove Rd
Zoning: General Agricultural
Proposal: To divide a 26.33 acre lot into 3 lots

Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401
Owner, Flying Eagle Ranch LLC

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

9. Walter Grumly Minor Subdivision [MI22-023]

Location: 62200 Chu Chu Lane, Parcel 376731202001
Zoning: General Agricultural
Proposal: To divide a 3.314 acre lot into 2 lots

Applicant: Spencer Gibbs
62200 Chu Chu Lane
Montrose, CO 81401

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

SKETCH PLANS

10. Cimarron Vista Subdivision Sketch/Preliminary Plan [MA21-004]

Location: Parcel 376731106002, Spring Creek Rd & HWY 90
Zoning: General Agricultural
Proposal: To divide 19.360 acres into 15 lots

Applicant: Michael Hoffman
62913 HWY 90
Montrose, CO 81403
Owner, Michael Hoffman

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

PRELIMINARY PLAN - NONE

OTHER NEW BUSINESS – NONE

COMMITTEE REPORTS – NONE

CORRESPONDENCE – NONE

OTHER ITEMS FOR DISCUSSION - NONE

ADJOURNMENT _____ P.M.

Those interested in commenting on an agenda item are invited to appear in person and/or:

Mail Comments to:

Planning Commission

c/o Montrose County Planning & Development Dept

63160 LaSalle Road

Montrose, CO 81401

E-mail Comments to:

swhite@montrosecounty.net