



**PLANNING COMMISSION
AGENDA
September 22, 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 _____
Buck Andrews _____

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 – August 25, 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.

NEW BUSINESS

PUBLIC HEARING

1. Hidden Lake MHP Special Use [SU22-010]

Location: Parcel 376719100003, 62650 LaSalle Rd

Zoning: Residential Mobile Home Park, R-MHP
Proposal: To formally change name of River Meadows West MHP to Hidden Lake MHP and increase MH spaces from previously approved 186 to 213
Applicant: Stevenson, Steve
61291 Lobo Circle
Montrose, CO 81403

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

2. Montrose Forest Products Rezone [RZ22-011]

Location: Parcel 376709400041, 11925 6530 Rd
Proposal: Rezone from General Agricultural (A) Heavy Industrial (I)
Applicant: Kusar, Mike
PO Box 1149
Montrose, CO 81402

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

3. Holzmeister Minor Lot 2 Rezone [RZ22-013]

Location: Parcel 399315300018, 66401 Solar Rd
Proposal: Rezone from General Agricultural (A) to Commercial (C)
Applicant: Holzmeister, Julianne
66401 Solar Rd
Montrose, CO 81403

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

4. HAAG Waiver Request [WV22-002]

Location: Parcel 399316306001, 18876 6495 RD
Proposal: Requesting a Waiver from the Montrose County Subdivision Regulations Section 3.20(D)
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

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

MINOR SUBDIVISIONS

5. LaRel's Minor Subdivision [MI22-038]

Location: Parcel 399326100036
Zoning: General Agricultural
Proposal: To divide 1 lot from 41.327 acres

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

6. 3 BAR M Minor Subdivision [MI22-039]

Location: Parcel 372523300032, 7975 5425 RD
Zoning: General Agricultural
Proposal: To divide 3 lots from 54.060 acres

Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

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

7. Western Slope Holdings Minor Subdivision [MI22-040]

Location: Parcel 376535100035
Zoning: General Agricultural
Proposal: To divide 35.940 acres into 3 lots

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

8. Maskus Minor Subdivision [MI22-042]

Location: Parcel 349335100001, 54654 Banner Rd
Zoning: General Agricultural
Proposal: To divide 36 acres into 3 lots

Applicant: Del-Mont Consultant's, Inc.
125 Colorado Avenue
Montrose, CO 81401

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

9. Little Bear Minor Subdivision [MI22-043]

Location: Parcel 399131202003, 69032 Underwoods LN
Zoning: General Agricultural
Proposal: To divide 3.042 acres into 2 lots
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

10. Perfect View Minor Subdivision [MI22-044]

Location: Parcel 376521400001, 14092 5875 RD
Zoning: General Agricultural
Proposal: To divide 32.72 acres into 2 lots
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

11. Holzmeister Minor Subdivision [MI22-046]

Location: Parcel 399315300018, 66401 Solar Rd
Zoning: General Agricultural
Proposal: To divide 2.430 acres into 2 lots
Applicant: Holzmeister, Julianne
66401 Solar Rd
Montrose, CO 81403

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

SKETCH & PRELIMINARY PLAN

12. Fawn Meadows Subdivision Sketch & Preliminary Plan [MA21-006]

Location: Parcel 372120103002
Zoning: General Agricultural

Proposal: To divide 26.510 acres into 8 lots

Applicant: McDonald, Pete
PO Box 3334
Montrose, CO 81402

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

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