

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera.

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. PUBLIC HEARING AND ACTION– Conditional use, CU 14-6 submitted by Joseph Harmon for the operation of a church in the central business district

Open Public Hearing. Chair Larson opened the public hearing at approximately ___7:00 p.m.

Proof of publication. Proof of publication was entered into the record.

Review of the Process. Planner Ruggera reviewed the process of a Conditional Use application for the operation of a church in the Central Business District.

Applicant Presentation. The applicant, Joseph Harmon stated he moved from Alamosa with his wife and extended family and wanted to open a church at the 137 West Tomichi Avenue site. Mr. Harmon stated he is proposing Wednesday night services and morning (7 a.m.) services Monday through Friday. The proposed hours of operation should not affect downtown parking and signed two-hour parking. Mr. Harmon stated the site provided a good atmosphere for the church.

Commissioner Ferchau inquired on the capacity of the building proposed for the church. Mr. Harmon responded that he hopes the congregation grows and he currently has a six-month lease on the building. He stated that if they grow too big he has no intention of staying at this location and would find a different site.

Public Input. Terry Morrow, owner of real estate occupied by the Blackstock Bistro, inquired on the location and asked if there were any regulations regarding placing a church next to a bar. Ms. Morrow stated that the Bistro generates a lot of parking use on Wednesday nights. She inquired if [the City] would be better off with a sales tax producing business at this site.

Suzanne Esty, owner of the proposed church site, stated she thought the church was a good fit. She stated the applicant is brand new to the community and are very peaceable. Ms. Esty doesn't think there would be an issue with a church at this location including parking.

Mr. Harmon replied that he does not protest, he teaches the bible. He is not going to reach people by shouting across the people that are headed to the bar. Mr. Harmon stated his job was to preach over the pulpit and once the congregation gets a little bigger they would like to move. He stated if they grow much bigger they would want more parking at a different location also.

Staff Presentation. There was discussion on the process of liquor licenses in the downtown area. Director Westbay stated that City Council is wise in considering that there are many mixed uses in the downtown area that include bars, restaurants and churches. Council has always been supportive of these mixed uses and has allowed new and renewed liquor licenses to businesses within close proximities of other uses downtown.

Commission Discussion. The Commission further discussed liquor license procedures and a new finding was added to the proposed findings of fact.

Close Public Hearing. Chair Larson closed the public hearing at 7:15 pm.

Commissioner Tocke moved, and Commissioner Cave seconded, and the Commission voted to approve Conditional Use Application CU 14-6, submitted by Joseph Harmon for the operation of a church at 137 West Tomichi Avenue, based on the following findings of fact:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for the operation of a church in the Central Business District.
3. The Planning and Zoning Commission finds that the surrounding uses of retail, commercial services and professional offices are compatible with the operation of a church.
4. The Planning and Zoning Commission finds that the hours of operation are Sundays, Wednesday evenings and daily at 7 a.m.
5. The Planning and Zoning Commission finds that City Council has historically supported mixed uses in the downtown area and the church use will not affect existing or new liquor licenses.
6. The Planning and Zoning Commission finds that a church in the CBD will not be a detriment to the community's health, safety and welfare.

V. CONSIDERATION OF THE NOVEMBER 12, 2014 MEETING MINUTES. Commissioner Niemeyer moved and Commissioner Cave seconded, to approve the November 12, 2014 meeting minutes as corrected.

Roll Call Yes: Ferchau, Tocke, Beda, Larson, Ferguson, Cave and Niemeyer
Roll Call No:
Roll Call Abstain:
Motion carried

VI. COUNCIL UPDATE. Councilor Ferguson updated the Commission on recent Council business:

- Council approved second reading on utility rate increases; and

- Council approved the second reading of the 2015 City Budget.

VII. COMMISSIONER COMMENTS. The Commission discussed the Region 10 Broadband Initiative and the fiber infrastructure needed for the initiative.

VIII. PLANNING UPDATE. Director Westbay provided an update on recent Community Development activities:

- Staff is continuing work on the Peaks to Parks grant and CWCB grant;
- Staff is working on the marijuana ordinance;
- Staff evaluations were completed; and
- Staff is continuing work on community survey.

IX. ADJOURN. Chair Larson adjourned the meeting to Work Session at 7:46 p.m.

Attest:

Greg Larson, Chair

Andie Ruggera, Secretary