

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

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Michelle Spain

I. CALL TO ORDER AT 7:02 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. ACTION ON BUFFER WAIVER- REQUEST STAFF REPORT - SPORTSMAN'S LIQUOR, 713 WEST TOMICHI AVENUE

Commissioner Larson reviewed the request presented at the last meeting. Director Westbay asked that the two members that were not present at the prior meeting to recuse themselves from the vote. Commissioner Niemeyer requested to be able to make comments.

Director Westbay explained the reason for the document criteria statements. He wanted this to match the approval.

Commissioner Larson opened for questions from the Commission.

Commissioner Niemeyer asked for a brief review of plans A & B. Director Westbay explained both plans. Commissioner Niemeyer echoed concerns with this request concerning the future complete streets project. Commissioner Niemeyer indicated that the P & Z Commission should be upholding the LDC for all requests.

Commissioner Ferchau asked if these changes had been forwarded to the applicant. Planner Ruggera verified that the Architect had been sent the changes.

Commissioner Tocke commented on non-motorized transportation. The second queuing position sits in the middle of the sidewalk. Commissioner Larson did indicate that is also the current configuration. Commissioner Tocke did not like the hindrance to bike and pedestrian traffic.

Commissioner Beda no comment.

Commissioner Cave no comment.

Councilman Schwartz indicated that the position he had at the last meeting still stood. He agreed with Commissioner Niemeyer that this Commission should follow the LDC.

Discussion ensued on the entry areas to the property.

Director Westbay reviewed the public right of way area on this parcel and what could happen in the future with CDOT. These public right of way issues are on other properties on the Highway 50 corridor and also on Tomichi.

ACTION

At the Planning and Zoning Commission meeting of October 28, 2015, Commissioner Ferchau moved, and Commissioner Cave seconded to APPROVE the request by Sportsman's Liquor, for a waiver of nine feet from the 25 foot Main Street buffer requirement with an open access of over 86 feet at 713 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; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Planning and Zoning Commission finds that a waiver design was approved on July 15, 2015 granting a buffer width of 16 feet and an access off Tomichi Avenue of 24 feet.
3. The Planning and Zoning Commission finds that the applicant modified their original request and are now requesting a Waiver of nine feet for a total buffer width of 16 feet along the Tomichi Avenue frontage on the northwest and northeast corners leaving an open access of over 86 feet.
4. The Planning and Zoning Commission finds that the site is restricted in regard to the size of the lot, two street frontages, existing placement of the structure and drive-through access and parking requirements and pedestrian facility needs.
5. The Planning and Zoning Commission finds that the application does not diminish the long term health, safety, and welfare of the community.

Roll Call Yes: Cave, Larson, Beda, Ferchau

Roll Call No: Schwartz

Roll Call Abstain: Niemeyer and Tocke

Motion Passed by Majority

The applicant's manager requested a copy of the approval be emailed to him.

IV. UNSCHEDULED CITIZENS There were none

V. CONSIDERATION OF THE OCTOBER 14, 2015 MEETING MINUTES.

Commissioner Cave moved and Commissioner Beda seconded, to approve the October 14, 2015 meeting minutes as presented.

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

VI. COUNCIL UPDATE. Councilman Schwartz started his review.

- The budget was reviewed and is in balance with reserves at 41%. Revenues were listed in a conservative manner.
- Last night's meeting Public Hearing on the Ordinance No. 16, to include a museum as permitted use within the Gunnison Rising PUD standards, passed 1st reading.
- Challenge grant requests were reviewed. Finance Director, Ben Cowan will assign a councilman to each grant and this will be reviewed by them. The guidelines will be updated and used to review each application. Planner, Ruggera explained the differences between the Challenge Grant/Continuing Challenge Grant. The guidelines will be updated for a more accurate review. Director Westbay stated that in 2002 the reviews were initiated to help start new programs.
- 2 public hearings for Marijuana Licenses have been set in December. Director Westbay indicated that there will be more. Commissioner Larson asked if any grow operations were applied for. Director Westbay indicated none had been submitted at this time.

VII. COMMISSIONER COMMENTS.

Councilman Schwartz will be absent for the next meeting.

Commissioner Tocke asked about the ex-parte communication issues. The applicant had withdrawn their request. Director Westbay reviewed the items and indicated that this was a good exercise for this Commission.

VIII. PLANNING STAFF UPDATE. Director Westbay started his review.

- Director Westbay had visited with the Gunnison County Community Development staff for a 3-Mile Area review. The current application is from O.A. Pesnell, Monson Creek Jeep Rentals. County staff indicated that their Planning Committee will not participate in the review. The technical advisory committee will be reviewing applications. Next Tuesday at 3:00pm will be the review for Mr. Pesnell. Site visits were discussed and the dates. Councilman Schwartz, will attend this meeting. Planner Ruggera will send an email reminder to all. Commissioner Larson disclosed a request for a possible land swap between Mr. Pesnell and the Lutheran Church.
- December 11, 2015 will be the City Christmas party hosted Community Development at Blue Mesa Grill.

OFFICIAL MINUTES OCTOBER 28, 2015
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

7:00PM

IX. ADJOURN TO WORKSESSION. 7:40 pm

Attest:

Greg Larson, Chair

Michelle Spain, Secretary