



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, August 24, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the July 27, 2022 and the August 10, 2022 Planning Commission meetings
- 4) Additions or Deletions
- 5) **STAFF PRESENTATIONS** City staff will give a presentation on planning processes, and the steps a building must go through from beginning to end.
- 6) Other Business
- 7) Next Meeting will be September 14, 2022
- 8) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN

Miércoles, agosto 24 de 2022 5:00 PM

Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los miembros que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán incluidos a la Comisión de Planificación el día de la junta.

Asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder recibir esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

Comisión de Planificación llamado a orden de la junta

Toma de asistencia por el Presidente de la Comisión de Planificación

Aprobación de la minuta de la junta de agosto 10, 2022

Adiciones o eliminaciones

PRESENTACIONES DEL PERSONAL El personal de la ciudad dará presentaciones sobre los procesos de planificación y los pasos necesarios para construir un edificio de principio a fin.

Otros Asuntos

Próxima junta será el 14 de septiembre, 2022

Moción para levantar la sesión





The Montrose City Planning Commission held a meeting on July 27, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishering (Chair), Chad Huffman (Vice-Chair), Jan Chastain, Delphine Jadot, Richard Rogers, Phoebe Benziger, Steve Ball and Ronald L. Cairns (alternate). Absent: None.

Staff Members Present: William Reis (Planner II), Ann Morgenthaler (Deputy City Manager), Ben Morris (City Attorney), Chris Dowsey (Assistant City Attorney), Briceida Ortega (Deputy City Clerk).

There were 3 members of the public in attendance.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the July 17, 2022 meeting as submitted. Richard Rogers seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

FAIRFIELD BY MARRIOTT SIGN VARIANCE.

This proposed variance to the sign code would allow 283.721 square feet of signage across 4 signs in the "I-1" Light Industrial District. Districts are ordinarily allowed 200 square feet across 2 signs. The applicant is San Juan Lodging Group, LLC.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Questions for Staff

None.

Applicant Presentation

San Juan Lodging Group, LLC, applicant, was not present. Todd Lamont with Lamont Companies was present virtually to answer any questions related to the sign variance.

Questions for Applicant

Planning Commissioners and Todd Lamont briefly discussed signage compliance.

Public Hearing

None.

Discussion

None.

Motion and Vote

Richard Rogers moved to approve the request to allow a variance for 283.721 square feet of signage for Fairfield by Marriott at 25 Tributary Street. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report. Jan Chastain seconded and the motion carried unanimously.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for August 10, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Delphine Jadot moved to adjourn the meeting. Richard Rogers seconded and the meeting ended at 5:23 p.m.

CHAIRPERSON

ATTEST



The Montrose City Planning Commission held a meeting on August 10, 2022, at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: Chad Huffman (Vice-Chair), Jan Chastain, Delphine Jadot, Richard Rogers, Steve Ball and Ronald L. Cairns (alternate). Phoebe Benziger joined the meeting at 5:02 p.m.
Absent: David Fishing

Staff Members Present: William Reis (Planner II), Ann Morgenthaler (Deputy City Manager), Ben Morris (City Attorney), Chris Dowsey (Assistant City Attorney), Jace Hochwalt (Planning Manager), Lisa DelPiccolo (City Clerk)

There were no members of the public in attendance.

CALL TO ORDER

Vice Chairperson Chad Huffman called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Approval of the minutes was not considered.

ADDITIONS OR DELETIONS

No additions or deletions were requested by staff or Planning Commissioners.

William Reis and Ann Morgenthaler introduced new Planning Manager Jace Hochwalt.

STAFF PRESENTATIONS

Ben Morris and Chris Dowsey gave a presentation on defensible decision making including the role and operation of the Planning Commission, ex parte communication, ethics and liability, and the appeal process.

William Reis reported that the information on the planning to building processes would be presented at a future meeting.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for August 24, 2022.

ADJOURNMENT

Richard Rogers moved to adjourn the meeting. Ronald Cairns seconded the motion and the meeting ended at 6:29 p.m.

CHAIRPERSON

ATTEST