



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, March 12, 2025 - 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 pm 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 the city](#). 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 the city](#) 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 February 26, 2025 Planning Commission meeting
- 4) Additions or Deletions
- 5) **WILLERUP AVE SETBACK VARIANCE** This is an application for a variance to setback requirements for Lots 1-4 of the Willerup Subdivision, zoned "R-3" Medium Density District. The applicant is Julian Jaramillo.
- 6) **THE PRESERVE SUBDIVISION FILINGS 6 AND 7 AMENDED PRELIMINARY PLAT** This is an application to renew the undeveloped portions of The Preserve Subdivision, located on



Outlot B of The Preserve Filing 5, north of Ogden Road. The property is zoned "R-2" Low Density District, and the subdivision proposes 25 residential lots, and associated rights of way and easements. The applicant is Amerdev, LLC.

- 7) **CHELSEI REPLAT FILING NO. 3 SUBDIVISION SKETCH PLAN** This is a review and discussion of the Chelsi Replat Filing No. 3 Subdivision Sketch Plan proposal for 23 townhome units located in the undeveloped portion of the Chelsi Replat Subdivision off of Margo Court. The property is zoned "R-2" Low Density District, and is also within the previously approved and recorded Cheli Replat Amended PD Plan. The applicant is El Chapin Investment Group, LLC.
- 8) Other Business
- 9) Next Meeting will be March 26, 2025
- 10) Motion to Adjourn