



**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, July 8, 2026 - 5:00 PM**  
**Buckhorn Room, City Hall Building – 400 E Main St.**

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 June 24, 2026 Planning Commission meeting
- 4) Additions or Deletions
- 5) Planning Commission Workshop
- 6) Next Meeting will be July 22, 2026
- 7) Motion to Adjourn





## **City of Montrose Planning Commission**

**June 24, 2026**

The Montrose City Planning Commission held a meeting on June 10, 2026, 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 Fishing (Chair) Chad Huffman (Vice-Chair), Phoebe Benziger, Delphine Jadot, Richard Rogers, Steve Ball, Ronald L. Cairns, Beth McCorkle

Staff Members Present: William Reis (Senior Planner) Jace Hochwalt (Community Development Director), Matthew Magliaro (Assistant City Attorney), Ryan Cushenan (Deputy City Engineer) Abarrene Rojas (Deputy City Clerk).

There were eight members of the public in attendance.

### **Call to Order**

Chairperson David Fishing called the meeting to order at 5:03 p.m.

### **Approval of Minutes**

Richard Rogers moved to approve the minutes of June 10, 2026, meeting as submitted. Ronald Cairns seconded, and the motion carried.

### **Additions or Deletions**

None.

### **Ponderosa Ranch BLA Rezone**

This is a proposal to rezone a portion of Lot 39 of Amended Ponderosa Ranch Subdivision Filing No. 2, a boundary line adjustment transferring approximately 1.12 acres from Outlot A and Park of the Ponderosa Ranch Subdivision Filing No. 2 to 1269 Spring Creek Road. This would rezone this portion of land from "R-6" Medium Density/Manufactured Housing District to "B-3" General Commercial District. The applicant is BAM Investment, 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**

The applicant stepped forward to answer questions.

**Questions for Applicant**

None.

**Public Comment**

One person from the public questioned access through the cul de sac on Hemlock Way. Another person asked about traffic impacts to Spring Creek Road.

**Discussion**

The applicant reviewed plans to fence the property and access to the property.

Access was discussed by the Commissioners. Any future access easements are separate from this rezone request.

**Motion and Vote**

Phoebe Benziger made a motion to recommend approval of the rezone request to "B-3" General Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Richard Rogers seconded. All approved. Motion passes unanimously.

**Other Business**

A "Legally Defensible" training was scheduled for 5:00 p.m. on Wednesday, July 8, 2026, at City Hall.

**Next Meeting**

The next Planning Commission meeting is scheduled for July 8, 2026.

**Public Comment**

None.

**Adjournment**

Delphine Jadot moved to adjourn the meeting. Steven Ball seconded and the meeting ended at 6:50p.m.

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Chairperson

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Attest