



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, May 11, 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 April 13, 2022 meeting
- 4) Additions or Deletions
- 5) PRESENTATION ON ENVISION 2040 IMPLEMENTATION PLAN
Presentation from City staff regarding Chapter 12: Implementation Plan of the Envision 2040 Comprehensive Plan.
- 6) Other Business
- 7) Next Meeting will be May 25, 2022
- 8) Motion to Adjourn



The Montrose City Planning Commission held a meeting on April 13, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting was also held virtually via zoom. 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), Karen Vacca, Jan Chastain, Phoebe Benziger, Steve Ball, and Richard Rogers. Absent: David Fishering (Chair), Delphine Jadot.

Staff Members Present: William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Martin Landers (Professional Planner), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Montrose Police Officer.

There were 6 members of the public in attendance.

CALL TO ORDER

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

APPROVAL OF MINUTES

Richard Rogers moved to approve the minutes of the March 23, 2021 meeting as submitted. Karen Vacca seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

1. PAINTED WALL PATIO HOMES SKETCH PLAN REVIEW.

This is a review and discussion of the Sketch Plan for the Painted Wall Patio Homes Subdivision and Amended PD. The property is approximately 3.32 acres in size and is bordered on the north and west by Painted Wall Lane, on the south by Odelle Road, and on the east by the Loutsenhizer Canal. The property is zoned "R-3A" Medium High Density District. The property is planned to have 17 single-family residential lots. The current PD designates the area as multi-family residential, with plans for 24 units. The PD Amendment will allow the property to have reduced density and modified setbacks. The applicant is Sharon Porter.

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.

Applicant Presentation

Sharon Porter, applicant, came forward to answer questions and gave a presentation on the proposed lot layout and building architecture.

Questions for Applicant

Planning Commissioners and applicant discussed parking, building maintenance, subdivision design review process, privacy and security, and high water table. There were no recommendations given to the applicant.

Public Hearing

One member of the public came forward to comment on the health and well-being lifestyle of the project.

Motion and Vote

No action, recommendation only.

3. OTHER BUSINESS

Planning Commissioner, Karen Vacca, announced her resignation from the Planning Commission.

4. NEXT MEETING

The next Planning Commission meeting is scheduled for April 27, 2022.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Jan Chastain seconded and the meeting ended at 5:40 p.m.

CHAIRPERSON

ATTEST