

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, August 23, 2016

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:05 p.m. with Chairman Castellucci presiding.

Board Members Present: Steve Anselmo, Mike Castellucci, Allison Ernst, and Yvonne Lujan-Slak

Board Member Absent: Brian Lucas

Staff Members Present: Steven Meier, Director Community Planning Parks and Recreation; Alan Lamberg, Planner; and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the minutes from the meeting of July 26, 2016, by Ernst, second by Anselmo.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to approve the revised agenda, where cases 16-42 and 16-44 were placed on the consent agenda, for August 23, 2016, by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

REGULAR BUSINESS

Consent Agenda

ZBA-16-42 (518 West 10th Street)

Special use permit to allow a temporary mobile auto repair service and automobile parts retail sales.

ZBA-16-44 (1328 East 21st Street)

Special use permit to allow a temporary mobile auto repair service.

Commission Action:

Motion to grant by Anselmo, second by Ernst.

Motion with staff conditions and standard permit conditions passed 4 - 0.

Regular Agenda

Each case the follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Alan Lamberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Paul Willumstad, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

ZBA-16-42 (4625 North Elizabeth Street)

Variance to allow to allow a self-storage facility and caretaker residence.

Applicant Naresh Sadhnani, Pueblo Development, Inc. attended

Lamberg stated for the record that Sadhnani intended to include a caretaker residence with the use by review request, but Lamberg was not aware of this intent from the application.

Anselmo asked if the drainage facilities are a burden on the property owner. Lamberg clarified that the drainage facilities were recorded when the subdivision was platted.

Anselmo asked if the use for caretaker residence was properly noticed. Meier stated that a caretaker residence is often understood as an accessory use to a large self-storage facility, and the Zoning Board of Appeals may include this use with a motion.

Castellucci asked the applicant if he understand the requirements from Stormwater Utility, landscaping, and traffic restrictions regarding access points. Sadhnani replied affirmative. He stated that the storage buildings will be setback from the lot lines, and a privacy fence will cut off the illegal northern access point.

Sadhnani stated that this flag lot has limited access and visibility, so a storage facility will be a good improvement to the area. The applicant's contractor, Ernesto Pino, stated that Pueblo has limited storage units, and this improvement will increase the city's tax base.

No public comments.

Commission Action:

Motion to grant by Ernst, second by Lujan-Slak.

Motion to add use of caretaker residence with staff conditions, including Stormwater condition listed in Exhibit A, and standard permit conditions passed 4 - 0.

OLD BUSINESS

Regular Agenda

None.

ADJOURNMENT

Motion to adjourn at 7:45 p.m. by Castellucci, second by Ernst.

Motion passed 4 - 0

Minutes respectfully submitted by Lamberg.