

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for February 28, 2023
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Chair Castellucci presiding.

Board Members Present: Mike Castellucci, Elizabeth (Lisa) Bailey, Yvonne Lujan-Slak, Georgia Way,

Board Members Absent: Steve Anselmo

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, Dan Kogovsek, City Attorney, Beritt Odom, Principal Planner, and Bart Mikitowicz, Senior Planner, Cindy Capritta, Land Use Technician (Zoom).

Approval/Amendment of Agenda: Bailey motioned for approval, second by Way, to approve agenda.
Motion passed: 4-0.

Approval of Minutes:

Motion to approve the minutes from the meeting of January 24, 2023, by Bailey, second by Way.

Motion passed: 4-0.

REGULAR AGENDA

ZBA 23-01 112 W. D Street SUP (Dave Moore) Special Use Permit to allow a broadcasting studio in a Historic Business (H-B) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: David Moore was sworn in and testified in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned for approval with conditions, to approve the Special Use Permit, second by Lujan-Slak.

Motion passed: 4-0.

ZBA-23-02 2020 W. 20th. LUP (Santhanee Chicwchan) Limited Use Permit to allow a Homebased Business (Beauty Salon) Single-family (R-2) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: Santhanee Chicwchan was sworn in and testified in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned for approval, with recommended conditions to approve the Limited Use Permit, second by Lujan-Slak.

Motion passed: 4-0.

ZBA-23-03 318 S. Union SUP (McKenzie Marquez) Special Use Permit to allow a Mobile food vendor in a Historic Business (H-B) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: Hank Borunda was sworn in and spoke in support of the application. No one spoke in

opposition.

Commission Action: Bailey motioned for approval of the Special Use Permit, second by Way.

Motion passed: 4-0

ZBA-23-04 750 Fortino SUP (William Zwick) Special Use Permit to allow a tow yard in a Business Park (BP) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: Michael Fetty was sworn in and spoke in support of the application. Gwen McConnell attended via Zoom and was sworn in. Ms. McConnell was not in opposition but had questions and concerns.

Commission Action: Lujan-Slak motioned for approval of the Special Use Permit, second by Bailey.

Motion passed: 4-0

IV Old Business

1. (RENEWAL) ZBA-22-20 PARCEL 512201002 SUP (Alexander Levin) Special Use Permit to allow a residence, multifamily in a Highway and Arterial Business (B-3 Zone) District. Staff report by Bart Mikitowicz

Commission Action: Lujan-Slak motioned for approval of the Renewal for one (1) year, expiring on February 28, 2024, seconded by Bailey.

Motion passed: 4-0

Adjourn @ 8:25 p.m.

Respectfully submitted,


Cindy Capritta
Land Use Technician
City of Pueblo- Planning & Community
Development