

Mike Castellucci  
*Chair*

Weston Burrer  
*Vice Chair*

# PUEBLO

## Zoning Board of Appeals

Allison Ernst  
*Secretary*

Steve Anselmo

Yvonne Lujan-Slak

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### **Minutes for ZBA Hearing, July 23, 2013**

Interim City Council Chambers, 301 West "B" Street

#### **MEETING CALLED TO ORDER**

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

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

**Board Members Absent:** Weston Burrer

**Staff Members Present:** Jeff Bailey, P.E., Assistant City Manager for Development Services; Katie Carleo, Planner; Percilia Medina, Court Reporter and Paul Willumstad, Board Attorney.

#### **APPROVAL OF MINUTES**

Motion to approve the minutes from the June 25, 2013 meeting by Ernst, second by Lujan-Slak

**Motion passed 4-0**

#### **APPROVAL OF AGENDA**

Motion to approve the agenda for July 23, 2013 hearing by Ernst, second by Lujan-Slak

**Motion passed 4-0**

#### **REGULAR BUSINESS**

##### **Regular Agenda**

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##### **Special Use Permits**

##### **ZBA 028-2013**

A **Special Use Permit** to allow a private recreation and amusement facility.

Staff Report by Katie Carleo

Mr. O'Neal was present and testified for the support of the facility helping the underserved population he is hoping to help. Mr. Dean Hall also testified in support of the applicant.

Mr. Fred Haukin presented concerns in opposition of the permit including security, hours of operation in relation to noise, and privacy.

**Commission Action:**

Motion to approve by Ernst, second by Lujan-Slak with the following condition(s):

- 1. Standard Permit conditions 1-13.
- 2. 6’ opaque screen on north end of property; must be constructed by January 24, 2014
- 3. Operations to be held between the hours of 9:00AM and 8:00PM.
- 4. Dust mitigation shall be employed per the City-County Health Department regulations.
- 5. Signage for security and restricted access must be employed. All signs to adhere to the PMC and have approval from the Community and Planning Development department.

**Motion passed 4-0**

**ZBA 029-2013**

A **Special Use Permit** to allow bulk storage and wholesaling.

Staff Report by Katie Carleo

Mr. Ray Robinson, the applicant, was present and testified in support of the application. No others were seen in opposition of the application.

**Commission Action:**

Motion to approve by Ernst, second by Lujan-Slak with the following condition(s):

- 1. Standard Permit conditions 1-13.
- 2. 6’ opaque fence to screen all storage operations on all sides.
- 3. Meet all fire code requirements
- 4. All material on property shall remain below the 6’ tall border fence

**Motion passed 4-0**

**ZBA 028-2013**

A **Special Use Permit** to allow for a home occupation.

Staff Report by Katie Carleo

Mrs. Donna Rae Noble, the applicant, was present and testified in support of her application. No others were seen in opposition of the application.

**Commission Action:**

Motion to approve by Ernst, second by Lujan-Slak with the following condition(s):

- 1. Standard Permit conditions 1-13.
- 2. No signs permitted with the Home Occupation approval

**Motion passed 4-0**

**ADJOURN**

There being no further business the meeting was adjourned at 7:55 p.m.