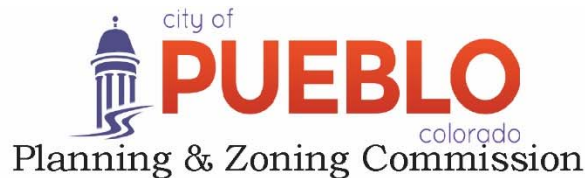


Brandice Eslinger
Chair

Brian Lucas
Vice Chair

Bob Schilling
City Council Representative



Mike Castellucci

Jean Latka

Yvonne Lujan-Slak

David Webb

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, December 14, 2016 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:35 p.m. with Chairperson Brandice Eslinger presiding.

Commissioners Present: Brandice Eslinger, Brian Lucas, David Webb, Yvonne Lujan-Slak, and Bob Schilling.

Commissioners Absent: Jean Latka, and Mike Castellucci.

Staff Members Present: Paul Willumstad, Attorney for the Planning and Zoning Commission; Steven Meier, Director of Planning and Community Development; Kelly Grisham, Senior Planner; Scott Hobson, Assistant City Manager for Community Investment; and Richard Hubler, Planner.

APPROVAL OF AGENDA

A Motion was made by Commissioner Webb to approve the agenda, seconded by Council Person Schilling, adding a retail marijuana sales discussion.

Motion passed 5-0 (Latka and Castellucci absent).

PUBLIC HEARINGS AND ACTION

1. **V-16-11 – Vacation: 1549 Savannah** Vacation of a 10' pedestrian easement within Lot 8, Block 3, West Lee Hills Subdivision, 1st Filing.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate the 10' wide pedestrian easement, located at the side of Lot 8, Block 3, West Lee Hills Subdivision, Filing No. 1. In 2005 the plat of West Lee Hills Subdivision was recorded, providing a pedestrian easement between lots 7 and 8, providing access to the trail that is built behind the homes along Savannah Drive. The applicant is seeking approval to vacate this easement to utilize more area of the property. The trail has not been

constructed in this easement, and given the location of the planned trail system in the 2040 PACOG Trail Plan, there is not a need to construct the trail at this location. The trail is planned to connect to Savannah Drive along the west side of Lot 13 (just 6 lots to the west of the pedestrian easement in question).

RECOMMENDED ACTION

The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Vacation be **APPROVED**.

HEARING

Frank Beltran, the applicant, appeared and testified in favor of the application.

James Lucero, appeared and testified in opposition to the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

A Motion to approve the proposed vacation was made by Council Person Schilling, seconded by Commissioner Webb.

Motion passed 5-0 (Latka and Castellucci absent).

2. **Z-16-11 – Rezoning: Baltimore Plaza.** Rezoning of the properties at 2001, 2025 and 2099 W. US Hwy 50 from O-1 to B-3, Highway and Arterial Business District.

BACKGROUND

The applicant requested the proposed application be withdrawn because there would be too many requirements such as parking, and landscaping. It became cost prohibitive. And with the neighborhood opposition she doesn't believe they would approve a B-2 either. She feels it is not worth it for the one tenant that wants to move in.

RECOMMENDED ACTION

The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be **APPROVED** with the following noted:

COMMISSION ACTION

A Motion to withdraw the proposed application was made by Council Person Schilling, seconded by Commissioner Webb.

Motion passed 5-0 (Latka and Castellucci absent).

3. **V-16-12 – Vacation: 230 S. Santa Fe Avenue.** Vacation of a portion of the existing drainage easement on Lot 1, Blazer Subdivision, 2nd Filing.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate a portion of the existing drainage easement, located at the east side of Lot 1, Blazer Subdivision, Filing No. 2. In 2005 the plat of Blazer Subdivision, Filing No. 2 was recorded, providing a drainage easement for a detention pond. The applicant is seeking approval to vacate this easement to build a 5,200 square foot addition to the east end of the existing building. The applicant will be required to relocate the detention pond to a smaller footprint, which will require a smaller drainage easement.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission forward a recommendation the requested Rezoning be **APPROVED** with the following condition of approval:

1. The proposed drainage/detention easement (including exhibits of easement boundaries) must be submitted and approved prior to scheduling the vacation plat for City Council.

HEARING

Laurie Clark, Clark Engineering, Pueblo, CO, the applicant, appeared and testified in favor of the application.

No one testified in opposition to the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

A Motion to approve the proposed vacation was made by Council Person Schilling, seconded by Commissioner Webb with the following condition of approval:

1. The proposed drainage/detention easement (including exhibits of easement boundaries) must be submitted and approved prior to scheduling the vacation plat for City Council.

Motion passed 5-0 (Latka and Castellucci absent).

APPROVAL OF MINUTES

A Motion was made by Commissioner Webb to approve the Minutes of the November 9, 2016 Public Hearing, seconded by Council Person Schilling.

Motion passed 5-0 (Latka and Castellucci absent).

Old/New Business

1. Create Nominating Committee:

The Commission decided to make nominations to remain the same as they were in 2016.

2. Discuss Retail Marijuana Stores in B-3 Zone District:

The Commission would like to keep their original recommendation of not allowing the retail marijuana stores in the B-3 Zone District.

SCHEDULE PUBLIC HEARING

The Public Hearing for November will convene on January 11, 2017 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for December was cancelled

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Attest:

Brandice Eslinger
Chairperson

Steven Meier
Executive Secretary